



MLS 6670331 Commercial

**\$465,000**

201 1st Street  
Park Rapids MN 56470

Waterfront: Fish Hook

Status: Active

#### Description:

Discover an exceptional commercial property nestled beside the serene Fish Hook River and strategically located at the trailhead of the Heartland State Trail. This property offers picturesque views and is situated in the heart of the Park Rapids business district, with the added perk of boat access.

#### Prime Location:

Positioned near the corner of HWY 34 and HWY 71, ensuring high visibility and traffic flow

Central location in an established retail community

Steady foot traffic from trails and nearby parks, offering endless exposure for your business

#### Property Features:

Competitive pricing with a variety of tailored spaces available to lease

Currently equipped with 4 offices, 2 conference rooms, and an area for 3 support personnel

Additional income potential with an apartment above and extra room below

Suitable for a wide range of business types

#### Amenities:

Picturesque views of the Fish Hook River

Boat access for added convenience

Proximity to the Heartland State Trail, enhancing foot traffic

Elevate your business with this perfect space. Don't miss out on this incredible opportunity to own a dynamic commercial property in Park Rapids, MN. Contact us today to schedule a viewing and explore the endless possibilities this location has to offer!

#### Additional Details:

Year Built	1950
Lot Acres	0.48
Lot Dimensions	135x110x150x155x30
School District	309
Taxes	\$5,313
Taxes with Assessments	\$5,314
Tax Year	2024



Listed By:  
REALTY XPERTS

**Basement:** Finished, Full, Other, Shared Access, Storage Space, Walkout  
**Heating:** Natural Gas  
**Heat:** Boiler, Forced Air, Hot Water  
**Sewer:** City  
**Water:** City Water/Connected  
**Air Conditioning:** Central  
**Service of Minnesota, Inc Broker Reciprocity (sm)** program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.

#### Driving Directions:

Centrally located near the corner of Highway 34 and Highway 71, and Affinity Real Estate 600 Park Avenue South - Park Rapids MN 56470



Call Affinity Real Estate

**218-237-3333**

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