



MLS 6687390 Commercial

**\$109,000**

25296 Melissa Drive #12  
Detroit Lakes MN 56501

Status: Active

**Description:**

(TO-BE-BUILT) TIRED OF WASTING TIME GETTING YOUR BOAT TO THE LAKE?! 40x40 storage unit conveniently located by Lake Melissa & minutes from the fun to be found in Detroit Lakes can take care of that! With plenty of room for your toys, tools, and vehicles, you can spend more time doing what you come to lake country to do - be on and in the water, soaking up rays, and enjoying lake living. Here's a chance to stop paying rental and boat storage fees and own your storage space. Post type building, 3 Ply Columns, 2x6 – 8' OC, factory engineered trusses 4' OC (42-4-6 loading), 14' sidewalls with vaulted interior ceiling approx. 16'-8" at center, high tensile steel exterior, 24" soffit system w/ vented ridge, 12 foot high by 14 foot wide overhead garage door w/ opener, (1) 3' service door, 4" concrete floor w/ center drain, 2x8 treated skirt board, 2x12 double top plate, 2x4 roof purlins 24" OC. Units built on property lines except for front; owners own 3' past front concrete apron.

**Additional Details:**

Year Built	2025
Lot Acres	0.04
Lot Dimensions	40x43
Garage Stalls	2
School District	22
Taxes	\$70
Taxes with Assessments	\$70
Tax Year	2025

**Additional Features:**

**Fuel:** Other **Garage:** 2 **Heat:** None **Sewer:** None **Water:** None

**Driving Directions:**

From Detroit Lakes on US-59 S for 6 miles. Turn right onto 110th St, turn right onto Co Hwy 17. Turn right, property will be on the left.



Listed By:  
RE/MAX Advantage Plus

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