



MLS 6694377 Commercial

\$319,000

37325 State Highway 108
Dent MN 56528

Status: Active

Description:

Commercial opportunity with state highway frontage! This well kept commercial property is ideal for a storefront or for tradespeople looking for extra space and storage for equipment. The office/garage was built in 1988 and has 960' of finished space with reception, office space, and breakroom with a bathroom. The attached garage (30'x24') is heated and insulated with two stalls - one that has a below-grade pit for safely working on vehicles. Building 2, built in 2012, is 40'x40' and had the interior insulated and sheeted in 2024. Building 2 has a man door and a single overhead door measuring 12'x16'. Building 3 is 48'x58' and has dual overhead doors (8'x12' and 14'x16') opening into separate, dedicated storage areas.

This space has huge potential for a growing and expanding business, or for seasonal storage! Take a look and see the opportunity it has to offer.

Agent is related to seller.

Additional Details:

Year Built	1988
Lot Acres	1.09
Lot Dimensions	165x288
Garage Stalls	5
School District	549
Taxes	\$1,066
Taxes with Assessments	\$1,066
Tax Year	2024

Additional Features:

Fuel: Electric **Garage:** 5 **Heat:** Baseboard **Sewer:** Holding Tank **Water:** Sand Point

Driving Directions:

from Perham - head South on Hwy 78, then turn West on Highway 108. Shop is on the North side of the road.



Listed By:
Weichert, Realtors - Paulson Land Co

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