



MLS 6707675 Residential Income

\$134,900



Description:

Fantastic Investment Opportunity in Menahga, MN! This well-maintained 1,900 sq ft building is an excellent addition to any investment portfolio. Located in the heart of charming Menahga, MN, it features two residential rental units (the front unit was previously zoned commercial). Front Unit: 1,230 sq ft, 2-bedroom apartment, featuring a newly updated furnace, central A/C, vinyl plank flooring, and a renovated full bathroom. With a minor modification to the full bath (converting to a walk-in shower), the front unit could easily become fully handicap accessible. Rear Unit: 615 sq ft, 1-bedroom apartment, boasting refinished hardwood floors, a ¾ bath, a spacious kitchen/living/dining area, and a den. This building is well-insulated, offering a peaceful living experience despite its proximity to Cenex. The exterior is made of low-maintenance metal, and there are three parking spots in the rear, plus ample street parking in front. The front unit is heated by natural gas, while the rear unit utilizes electric baseboard heating. Located just steps from downtown Menahga, this property is near all the local amenities, making it a perfect rental investment! Don't miss out on this great opportunity! Call today to schedule a showing!

Additional Details:

Year Built	1960
Lot Acres	0.07
Lot Dimensions	24x125
School District	821
Taxes	\$1,350
Taxes with Assessments	\$1,872
Tax Year	2025

Additional Features:

Fuel: Electric, Natural Gas **Heat:** Baseboard, Forced Air

Driving Directions:

From Hwys 71/34 in Park Rapids, go S on Hwy 71 to Menahga 12.2 miles, turn left onto Main St NE and property is on the left next to the Cenex Gas Station. Turn left into the alley, parking is at rear of building.



Listed By:
Coldwell Banker Crown Realtors

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218-237-3333

info@affinityrealestate.com



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470