



MLS 6709304 Commercial

\$649,000

32738 US-71
Menahga MN 56464

Status: Active

Description:

--Unlock the Full Potential of Your Business with This 23-Acre Commercial Opportunity on Hwy 71

Discover a rare find in central Minnesota — 23 acres of high-visibility commercial property with the unique bonus of on-site living quarters. Located right on busy Hwy 71, this property offers exceptional flexibility for a variety of business ventures and a place to call home.

Whether you're expanding, relocating, or launching your dream, this property is ideal for:

- Auto Sales & Service
- Trades & Light Manufacturing
- Storage & Warehousing
- Custom Shops & More

Live Where You Work

Featuring a comfortable 3-bedroom living space, this property offers the convenience of managing your business just steps from your front door — perfect for owner-operators or anyone seeking a better work-life balance.

Property Highlights:

- Turnkey-ready with established infrastructure
- Prime location on a major traffic corridor
- Zoned for a wide range of commercial uses
- Includes private, on-site living quarters

Run your business and live your dream — all in one place.

This property comes fully equipped:

- 30x40 heated shop with air-conditioned office
- 26x28 heated & A/C detail shop
- 4-stall garage with insulated, climate-controlled workspace
- 40x48 red storage building + insulated 8x20 cabin with propane heat
- Large paved parking lot for fleet vehicles, customers, or equipment
- Direct Hwy 71 access — built for smooth flow



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Properties like this don't come around often — and they don't last long. Schedule your showing today and see how this dynamic property can work for your vision. Live. Work. Grow — all in one place.

Additional Details: