



MLS 6709304 Commercial

\$549,000

32738 US-71 Menahga MN 56464

Status: Active

## **Description:**

3BR/1+BA single-level living with shouse design and connected shop bays!

Built in 2013, this home features heated concrete floors, propane fireplace, wrap-around deck, and concrete patio on 23 private acres along Cat Creek. Multiple outbuildings include heated shops, 4-stall garage, storage shed, insulated cabin, and garden shed. Large paved parking, dual driveways, and Hwy 71 access make this ideal for automotive, woodworking, storage, or other live/work ventures. Trails and wooded privacy complete this rare opportunity. Call today to schedule your showing!

## **Additional Details:**

Year Built 2013 Lot Acres 23

Lot Dimensions Irregular

Garage Stalls School District 821 Taxes \$2,920 Taxes with Assessments \$2,980 Tax Year 2024

## **Additional Features:**

Fuel: Electric, Propane, Wood Garage: 5 Heat: Boiler, Radiant Floor, Wood Stove Sewer: Private Sewer Water: Sand Point Air Conditioning: Wall Unit(s)

## **Driving Directions:**

From Park Rapids MN: South of Hwy 71 to Menahga and continue 4 miles South of Menahga to property on the left.



Listed By: Coldwell Banker Crown Realtors

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info@affinityrealestate.com







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