



MLS 6709304 Commercial

**\$549,000**

32738 US-71  
Menahga MN 56464

Status: Active

#### Description:

Motivated Seller – Bring an Offer! All Reasonable Offers Considered!

Rare 23-acre property along Cat Creek in Central MN offering a unique live/work opportunity. Currently set up as a home, car lot, detail shop, and repair bay with large paved parking and direct access to Hwy 71.

The 3BR/1BA home (plus ½ bath in shop), built in 2013, features heated concrete floors, propane fireplace, wrap-around deck, and concrete patio. Multiple outbuildings include:

30x40 heated shop w/ AC office

26x28 heated/AC detail shop

4-stall garage (1 insulated/finished w/ AC, heat & benches)

Vehicle lift & epoxy floors

40x48 storage shed, 8x20 insulated cabin w/ heat, 8x16 garden shed

Trails, wooded privacy, and dual driveways. Zoned for many possible uses—ideal for automotive, storage, woodworking, or commercial ventures.

Schedule your showing—opportunities like this don't come often!

#### Additional Details:

Year Built 2013  
Lot Acres 23  
Lot Dimensions Irregular  
Garage Stalls 5

School District 821  
Listed By: \$2,920  
Coldwell Banker Crown Realtors

Taxes with Assessments \$2,980  
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#### 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)



Call Affinity Real Estate

**218-237-3333**

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

#### Driving Directions:

From Park Rapids, MN, South of Hwy 71 to Menahga, then turn left onto Hwy 71 South of Menahga, turn left onto Cat Creek Road, and the property is on the left.