



MLS 6719844 Commercial

\$250,000

17263 State 34
Park Rapids MN 56470

Status: Active

Description:

This commercial building east of Park Rapids is a terrific opportunity. Set on State Highway 34 the traffic count will get your business noticed. The well built log building features an open layout, break area and bathroom that awaits your next business venture. The property also features a 30'x48' heated shop with and overhead door that provides more opportunity for your business. Set on 1.61 acres there is plenty of parking. If you're looking for an investment the current owners are interested in a lease back option. As Park Rapids expands east over the years you'll have the great opportunity to establish your business now and grow with the area. This is a rare opportunity you won't want to miss!

Additional Details:

| | |
|------------------------|-----------------|
| Year Built | 1998 |
| Lot Acres | 1.61 |
| Lot Dimensions | 200x350x200x350 |
| Garage Stalls | 2 |
| School District | 309 |
| Taxes | \$2,614 |
| Taxes with Assessments | \$2,614 |
| Tax Year | 2025 |

Additional Features:

Basement: None **Fuel:** Propane **Garage:** 2 **Heat:** Forced Air, Radiant Floor **Sewer:** Private Sewer, Tank with Drainage Field **Water:** Drilled, Private, Well **Air Conditioning:** Ductless Mini-Split

Driving Directions:

From 34/71 head east for 2.5 miles. Property is on the right.



Listed By:
Keller Williams Realty Professionals

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