



MLS 6730579 Residential

\$750,000

2,000 sq ft
5 bedrooms
2 baths

49892 285th Avenue
Staples MN 56479

Status: Active

Description:

Incredible opportunity to own a well-established self-storage business (along with a 5+ bedroom house, large garage, barn, storage/outbuildings, and room for animals or future expansion) with incredible visibility and easy access, on the edge of the City of Staples and less than a mile from the Lakewood Health System Hospital!

Included in the sale of this nearly 40-acre property (zoned, partially, as commercial) are three modern and well-maintained storage buildings (consisting of 73 storage units of varying sizes with an incredible history of full occupancy, and generating consistent rental income), a 5+ bedroom house, an over-sized (heated and insulated) 3+ stall garage, large barn and additional storage/outbuildings.

The interior of the residence is livable and in fair-good condition. The lower level previously had minor water damage (due to a failed sump pump) and a renovation was started but not completed. The lower level has a working toilet and rough ins for a full bathroom, as well as additional space that could be converted into 1-2 additional bedrooms. At the seller's request, interior photos of the residence have not been included but can be provided as well as a showing of the interior of the residence scheduled for serious buyers with acceptable financials.

All three of the storage buildings have maintenance-free steel siding and roofing, concrete floors and secure roll-up steel doors. The interior of each unit has, in addition to the concrete floor, a metal ceiling and wood walls; keeping each unit secure and separate from one another. Although the buildings do not have power, there is power to the general area and three large overhead lights for security and convenience. The buildings are also positioned on the property in such a way that it would allow the addition of a security fence and gate(s) for added security, along with additional storage buildings and outdoor storage space for vehicles and RVs.

The property brings endless opportunities to add additional rental income as well! Whether it be through additional storage units, recreational vehicle/outdoor storage and parking, rental opportunities for the barn and grazing acreage, or rental income from the house. The property's proximity to the expanding Lakewood Health System Hospital and growing city of Staples, coupled with the rarity of 4+ bedroom rental homes in the area, would make a residential rental or housing for medical personnel a huge success.

The property has two, usable, drilled wells (the second being drilled with the belief that the first had failed, but later discovered to have been over-drawn by a failing water softener). The seller's system is on the east side of the residence and the seller's have not sought out a certified inspection on the system at this time as the system is for rental income only, and not utilize the septic/well. This property may choose to utilize it for Storage Rental Income only, and not utilize the septic/well.

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Located at the intersection of State Highway 210 and 285th Ave. Sellers previously owned a portion of the property, including the residence, or to make corner of the road from 285th Ave, on State Highway 210 for a billboard.



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residence, or to make corner of the

Sellers are searching for a new home and dependent on timeline, would consider a short-term rent-back of the residence until they locate a new home. Wood chicken coop/outbuilding between barn and garage not included in sale but sellers