



MLS 6731825 Commercial

\$399,000

1303 1st Street
Deer River MN 56636

Status: Expired

Description:

Versatile Industrial/Warehouse Opportunity on 9.4 Acres with city water and sewer!

Located on a private 9.4-acre parcel, this property offers a rare combination of space, functionality, and room to grow. Tucked away for added privacy, you'll find two large, well-built outbuildings ready for a variety of uses.

The main building is 60' x 96' and features in-floor heat throughout, a $\frac{3}{4}$ bathroom, and a dedicated office space with mini-split A/C—making it ideal for year-round work or business operations. Also, features a 14ft auto doors with drive thru access. The second structure measures 45' x 100' and includes an attached 18' x 100' lean-to, offering flexible space for warehouse, equipment storage, or future business ideas.

Whether you're looking to expand an existing business, start something new, or simply need high-quality storage with room to grow, this property offers endless potential. With established infrastructure already in place and plenty of open space for additional development.

Additional Details:

Year Built	1999
Lot Acres	9.38
Lot Dimensions	Irregular
Garage Stalls	4
School District	1407
Taxes	\$5,165
Taxes with Assessments	\$5,732
Tax Year	2025

Additional Features:

Basement: None **Fuel:** Array **Garage:** 4 **Heat:** In-Floor Heating **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Ductless Mini-Split

Driving Directions:

From Deer River, N on Hwy 6 to L on 14th Ave NW to L on Paul Bunyan Dr to property



Listed By:
COLDWELL BANKER NORTHWOODS

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