



MLS 6744497 Commercial

**\$84,000**

25174 Co Hwy 6  
Detroit Lakes MN 56501

Status: Pending

**Description:**

30' X 40' -14' STORAGE UNIT IN PRIME LOCATION. Situated on an island for an added layer of security, these units consist of top grade materials & superior construction: Factory engineered truss rafters, 4' oc, 42/4/6 loading, 4/12 pitch. Colored G-100 tensile strength steel. Bracing installed to maximize wind loading design. 16'x14' 2" energy saver overhead door. Steel wainscot around building. Concrete slab, w footings & 4' apron. Electrical panel included. Owners have exclusive access to wash bay & private club house - equipped w 2 baths, kitchenette, lounge seating, high top tables, 2 tv's, gas fireplace, deck & crows nest gathering space. \$600 annual association fee includes use of club house, wash bay, snow removal & moving. See attached document for all building specs. UNIT #17

**Additional Details:**

Year Built	2020
Lot Acres	0.04
Lot Dimensions	30x40
Garage Stalls	1
School District	22
Taxes	\$484
Taxes with Assessments	\$504
Tax Year	2025

**Additional Features:**

**Fuel:** Other **Garage:** 1 **Heat:** None **Sewer:** None **Water:** None **Air Conditioning:** None

**Driving Directions:**

25174 Co Hwy 6 East of the intersection of Hwy 59 and Co Hwy 6.



Listed By:  
Re/Max Lakes Region

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