



MLS 6749949 Commercial

\$180,000

24247 BASS HARBOR Trail
Pelican Rapids MN 56572

Status: Active

Description:

Unit 02 - Premium Storage Unit Between Lake Lida & Lake Lizzie

Located in a prime corridor with direct access from County Road 4, this high-quality storage unit offers an ideal solution for your lake toys, vehicles, or personal storage needs. Each unit includes the lot, site preparation, and an exterior shell with 16' sidewalls and a 14'x14' insulated overhead door. A 5' canopy provides added weather protection over the service door.

Built to last, these units feature factory-engineered truss rafters with a 4/12 roof pitch, black steel wainscoting for a clean, finished look, and a 5" concrete slab with an oversized apron for easy access and maneuvering.

Standard features:

- (1) 3' insulated steel walk-in door
- (3) 3'x3' stationary windows
- No electricity included, but electrical service is available as an upgrade

Optional upgrade packages:


- Insulation Package
- HVAC Package
- Electrical Package

Yearly HOA fees and taxes TBD. Units are intended for storage purposes only. Living quarters are not permitted.

Association includes: Low association fee covers common area and driveway maintenance plus snow removal

Additional Details:

Year Built	2025
Lot Acres	0.07
Lot Dimensions	77x40
School District	548

 Listed By: (unreported)
Dakota Plains Realty
Taxes with Assessments (unreported)
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Fuel: Other Heat: Other Sewer: None Water: None



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