



MLS 6749989 Commercial

\$221,760

24247 BASS HARBOR Trail
Pelican Rapids MN 56572

Status: Active

Description:

Unit 07 - 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.

This upgraded unit includes stubbed-in water access and is allows for a private holding tank within the parcel. Holding tank installation and ongoing maintenance are the responsibility of the owner, allowing added flexibility and utility potential for future use.

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
- Utility-ready with water stubbed in

Optional upgrade packages:

- Insulation Package
- HVAC Package
- Electrical Package
- Bathroom/Water 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



Listed By:
Dakota Plains Realty

Year Built 2025
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Lot Dimensions 36x100
School District 548



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Taxes (unreported)

Taxes with Assessments (unreported)

Tax Year 2025