



MLS 6764794 Commercial

\$699,000

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 wellmaintained 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 soften the partition of the residence ational By The seller's have not sought out a control of the system at this time as the his property in any choose to utilize it for Stories at the property in any choose to utilize it for Stories at the property in the Regional Multiple Listing info@affinityrealestate.com

Affinity Real Estate Inc. participates in the Regional Multiple Listing

CSATY is a diameter a rest rest responsible of the contract of esidence, or to make us to display other proker's listings on our website. All properties are arrangements for a full showing wo signs at property at request of seller, pro

intersection of State Highway 210 and 285th Ave. Sellers prefituity real (Estate at 10 Petro) Proposition of State Highway 210 and 285th Ave. Sellers prefituity real (Estate at 10 Petro) Proposition of State Highway 210 and 285th Ave. road from 285th Ave, on State Highway 210 for a billboard.

Sellers are searching for a new home and dependent on timeline, would consider a short-term rent-back of the residence