



MLS 6764794 Commercial

\$499,000

49840 285th Avenue
Staples MN 56479

Status: Pending

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!

Three modern and well-maintained storage buildings - consisting of 73 storage units of varying sizes with an incredible history of full occupancy, and generating consistent rental income.

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.

Contact agent to arrange/schedule a drive-through of the property, for photos of the interior of the residence, or to make arrangements for a full showing. No signs at property at request of seller, property is the northwest corner of the intersection of State Highway 210 and 285th Ave. Sellers previously sold a small section of land, including an access road from 285th Ave, on State Highway 210 for a billboard.

Additional Details:

Year Built	2000
Lot Acres	25
Lot Dimensions	TBD
School District	1062

	Listed By: (unreported)
	RE/MAX Northland
Taxes with Assessments	(unreported)
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Driving Directions:

GPS Recommended; From Motley: travel westbound on State Highway 210, turn right on to northbound 285th Ave. Property is on your