



MLS 6765760 Commercial

\$89,900

14844 Co Hwy 4
Lake Park MN 56554

Status: Active

Description:

IDEAL LOCATION at IDA LAKE STORAGE UNITS. Just off the corner of County Rd 5 and County Rd 4—Two sizes to choose from: 30x40 or 40x64. SPECS: Slab on grade 2'x6' construction, 2' over-hangs, floor drain, 16' W x14' H insulated garage doors, garage door openers (2 remotes), 4 windows, light and electric package included (4 over-head lights, 1 exterior light above garage door and 6 total outlets) & 200 amp panel. AMMENITIES: 4' apron, 45' W asphalt driveway, rock landscaping between buildings, \$500/annual association fee for snow removal, grounds upkeep and general liability for common area. Currently under construction. Lake Region Electric has a one-time hook-up fee of \$537. Greater Minnesota Gas has a one-time hook-up fee of \$1,600 for natural gas.

Additional Details:

Year Built	2025
Lot Acres	1200
Lot Dimensions	30x40
Garage Stalls	1
School District	2889
Taxes	\$94
Taxes with Assessments	\$94
Tax Year	2025

Additional Features:

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

Driving Directions:

Just off Co Hwy 5, turn onto Co Hwy 4 at the Roadhouse, look for signs.



Listed By:
REMAX Lakes Region

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