



MLS 6768039 Land

**\$299,000**

0.39 Acres  
Finished Lot(s)

3122 Gopher Trail  
Pine River MN 56474

Status: Hold

**Description:**

Check out this beautiful 50'x78' storage unit with 16' sidewalls and 14' tall door. Plenty of room for anything you have to store! Sealed concrete floors, electric installed with 100 amp panel, lighting installed with room for additional lighting. Sides are lined and ready for insulation if the new owner desires to do so. Plenty of outlets along interior walls. Concrete is 4" thick with rebar and a concrete apron out front, crushed concrete driveway, 6' OC spacing on rafters and posts for a very sturdy build. HOA fee is very cheap and this covers road maintenance for Gopher Trail. This unit was built to the owner's specifications of what they would want and this is sure to impress!

**Additional Details:**

|                        |         |
|------------------------|---------|
| Lot Acres              | 0.39    |
| Lot Dimensions         | 118x145 |
| School District        | 909     |
| Taxes                  | \$8     |
| Taxes with Assessments | \$8     |
| Tax Year               | 2024    |

**Additional Features:**

**Driving Directions:**

North of Jenkins on 371. Turn right on CR15. Turn left at Gopher Trail. Property on Right.



Listed By:  
Edina Realty, Inc.

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**218-237-3333**

**info@affinityrealestate.com**



**Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470**