



MLS 6768204 Commercial

**\$200,000**

20 Main Avenue  
Deer River MN 56636

Status: Active

#### Description:

Excellent opportunity to own 4.5 acres of highly visible, accessible land right on State Highway 2 in Deer River. Whether you're looking to expand your business, establish a new operation, or simply invest in a property with serious potential, this one checks all the boxes.

The property features a 42x144 shop, offering ample space for equipment, vehicles, or large-scale storage needs. 40x100 of the building is fully insulated and heated, making it ideal for year-round use—perfect for a workshop, service facility, or indoor storage.

With high traffic exposure and easy access, this location is ideal for commercial use, light industrial operations, or investment income from leasing storage space.

#### Additional Details:

|                        |                 |
|------------------------|-----------------|
| Year Built             | 1980            |
| Lot Acres              | 4.5             |
| Lot Dimensions         | 250x500x545x550 |
| Garage Stalls          | 2               |
| School District        | 317             |
| Taxes                  | \$1,349         |
| Taxes with Assessments | \$1,484         |
| Tax Year               | 2024            |

#### Additional Features:

**Fuel:** Natural Gas **Garage:** 2 **Heat:** Forced Air **Sewer:** Tank with Drainage Field **Water:** Well **Air Conditioning:** None

#### Driving Directions:

On the South side of hwy 2, across from the Cenex in Deer River.



Listed By:  
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