



MLS 6770626 Commercial

\$68,500

9656 County Road 16
Pequot Lakes MN 56472

Status: Active

Description:

Storage Unit 37 is a prime opportunity located in the highly regarded Ideal Storage Facility, known for its outstanding location and impressive resale value. The facility boasts all hard-surfaced, black-topped driveways for easy access. This end unit comes equipped with a top-notch security system, new LED lighting, a dedicated service door, a 3-foot concrete apron, 10-foot high doors, and a locked entrance gate. Notably, all buildings received an upgraded roof in 2024. With dimensions of 24 x 36 feet, Unit 37 provides a substantial 864 square feet of storage space, complete with multiple 110-volt outlets inside. The annual association fee for 2025 is set at just \$894, encompassing snow plowing, all taxes, insurance, and utilities. Owners of Ideal Storage Units receive a stock certificate for their unit, adding further value. Immediate possession of this unit is available—seize this opportunity now!

Additional Details:

Year Built	1996
Lot Acres	2.89
Lot Dimensions	870x400x540
Garage Stalls	3
School District	186
Taxes	(unreported)
Taxes with Assessments	(unreported)
Tax Year	2025

Additional Features:

Fuel: Other **Garage:** 3 **Heat:** None **Sewer:** None **Water:** None

Driving Directions:

This storage unit 37 is located at the junction of County Road 16 and County Road 39 in Ideal Township. It has the address of 9656 County Road 16.



Listed By:
Larson Group Real Estate/Kelle

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