



MLS 6786511 Land

**\$399,900**

2.62 Acres  
Finished Lot(s)

TBD Roy Lake Drive  
Nisswa MN 56468

Status: Pending

**Description:**

Discover a rare opportunity to own a fully finished 40' x 64' insulated and heated shop, ideally set on 2.6 wooded acres just moments from the heart of Nisswa and the renowned Gull Chain of Lakes. This exceptional property combines privacy and convenience, offering a versatile space perfectly suited for car collectors, hobbyists, or those seeking an expansive workshop or storage solution. Surrounded by mature trees, the setting provides a serene retreat while remaining close to premier golf, boutique shopping, dining, and endless recreational opportunities. A unique find in an unbeatable location.

**Additional Details:**

|                        |         |
|------------------------|---------|
| Lot Acres              | 2.62    |
| Lot Dimensions         | 150x761 |
| School District        | 181     |
| Taxes                  | \$1,500 |
| Taxes with Assessments | \$1,500 |
| Tax Year               | 2024    |

**Additional Features:**

**Driving Directions:**

From the Co Rd 18/MN-371 Stoplight: From Co Rd 18, continue straight through the light to Colonel Thorp Ln. Turn left onto Hazelwood Dr. Right onto Lower Roy Lake Rd. Turn right onto E Roy Lake Rd. Left onto Roy Lake Dr, continue for approximately 2 miles.



Listed By:  
Northland Sotheby's International Realty

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



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