



MLS 6824701 Commercial

\$289,900

14228 133rd Street
Little Falls MN 56345

Status: Active

Description:

Opportunity awaits! This 2.96-acre property sits just outside the city limits of Little Falls with flexible commercial zoning that supports a wide variety of commercial uses, including storage units!

This prime location is already improved with a 40' x 60' insulated warehouse with an additional detached 2 car garage. The warehouse features a 1-bedroom, 1-bathroom apartment ideal for living on-site while running your business or shop. The apartment has a 3-year-old forced-air furnace, a fireplace, pellet stove, washer, and dryer. The septic system was installed in the summer of 2024. This rare combination of generous land, a versatile building, flexible zoning, plenty of room to expand, and on-site living quarters offers tremendous potential for owner-operators, entrepreneurs, or investors.

Additional Details:

Year Built	1978
Lot Acres	2.96
Lot Dimensions	160x211x450x295x252
Garage Stalls	4
School District	1795
Taxes	\$800
Taxes with Assessments	\$800
Tax Year	2025

Additional Features:

Basement: None **Fuel:** Array **Garage:** 4 **Heat:** Forced Air, Fireplace(s), Other **Sewer:** Other, Private Sewer **Water:** Drilled, Sand Point, Well **Air Conditioning:** None

Driving Directions:

From Little Falls take 1st St SE to Haven Road/County 76 to 133rd St, Property on the right.



Listed By:
eXp 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



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