



MLS 6825798 Commercial

\$425,000

65756 US Highway 169
Hill City MN 55748

Status: Active

Description:

Incredible Hwy 169 Store Front. Multiple opportunities you can bring to these buildings. Larger building has in-floor heat. Partially split into 3 rooms. Wired for 3-phase but only 1-phase currently connected. SCI Broadband available up to 250 down/20 up. City sewer available from back property connection. Shared Well with property in back. 23 miles to Grand Rapids. 6 miles to the beautiful Moose River. Small Airport in Hill City to fly in and out of for your business. Seller "may" consider lease with experienced business.

Additional Details:

Year Built	2008
Lot Acres	6.11
Lot Dimensions	626x423
Garage Stalls	25
School District	959
Taxes	\$6,472
Taxes with Assessments	\$6,472
Tax Year	2025

Additional Features:

Basement: None **Fuel:** Array **Garage:** 25 **Heat:** Baseboard, Boiler, Forced Air, Hot Water, In-Floor Heating **Sewer:** City Sewer - In Street, Other **Water:** Shared System, Well **Air Conditioning:** Ductless Mini-Split

Driving Directions:

Two Miles South from Hill City on US Hwy 169 to property on left (2 buildings)



Listed By:
West Metro Real Estate Group

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