



MLS 7001079 Commercial

\$1,150,000

35494 CR 3
Crosslake MN 56442

Status: Active

Description:

This well maintained, income producing building is currently home to a diverse mix of established tenants, including a salon, lash studio, taphouse, flower shop, wing wellness business, and an attorney's office, providing strong rental appeal and built-in cash flow. The property also features additional office suites and storage space on the lower level, offering room for expansion, additional tenants, or owner use. Its flexible, layout supports a wide range of business and investment strategies. Located next to everything Crosslake has to offer, this property benefits from excellent visibility, strong local traffic, and long-term growth potential. Adding to its future value, the new Loon Center is planned to be built directly across the street in 2026, further enhancing foot traffic and desirability. Offered at \$1,150,000, this is a rare chance to acquire a cornerstone commercial property in one of northern Minnesota's most sought-after lake communities. I deal for investors, entrepreneurs, or businesses seeking a premier location with upside potential. Please see the Investor Highlights in the supplements.

Additional Details:

Year Built	1987
Lot Acres	6.55
Lot Dimensions	Irregular
Garage Stalls	4
School District	909
Taxes	\$8,421
Taxes with Assessments	\$8,421
Tax Year	2025

Additional Features:

Basement: Block, Finished, Full, Partially Finished **Fuel:** Array **Garage:** 4 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** Drilled, Well
Air Conditioning: Central Air

Driving Directions:

South on CR66 to left on CR3. Judy's House of Gifts is .1 miles on the right.



Listed By:
Jason Mitchell Group

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