



MLS 7003543 Commercial

\$550,000

324 Curtis Avenue
Ironton MN 56455

Status: Active

Description:

This great opportunity will get your wheels turning! Placed in the center of the Cycleverse, this proud Ironton Building boasts a busy bike shop and has many more opportunities available. Placed in the center of the famous Cuyuna Lakes Mountain Bike System, this well-kept building serves up many business ideas along with the already great bike shop. This building has a large amount of parking and plenty of outside space. Property comes with a couple large sheds and a two car garage. Currently there is over 1100 sq ft of finished retail area plus a 440 sq ft employee breakroom with a 3/4 bath. Storage is not an issue with over 3200 sq ft of unused area for future apartments, more retail, other retail, business rental space and the list goes on. The main floor retail area has large street side windows for great displays, changing room, customer restroom and nicely finished walls for all kinds of display areas. This is a great way to start working for yourself and also give yourself many more great business opportunities for the future.

Additional Details:

Year Built	1919
Lot Acres	0.28
Lot Dimensions	100x125
Garage Stalls	2
School District	904
Taxes	\$3,776
Taxes with Assessments	\$3,776
Tax Year	2024

Additional Features:

Basement: Full, Concrete, Storage Space, Unfinished **Fuel:** Array **Garage:** 2 **Heat:** Baseboard, Boiler, Hot Water, Radiator, Radiant **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Ductless Mini-Split

Driving Directions:

From main street in Ironton turn north onto Curtis Ave to the property on the left.



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