



MLS 7023795 Commercial

**\$199,000**

309 Degraff Avenue  
Swanville MN 56382

Status: Active

#### Description:

Have you ever wanted to be your own boss? Here's your opportunity! This thriving, full-service grocery store is a community staple, offering dairy, meat, frozen foods, bakery items, canned and dry goods, cleaning supplies, paper products, health essentials and more. Supported by loyal local customers, this turnkey business also comes with a possible grant opportunity for renovations. Plus, the upstairs space offers potential for a rental or office. There are so many ways you could expand and make your mark as a business owner in this community. Don't miss this chance to own a vital part in the heart of Swanville!

#### Additional Details:

|                        |         |
|------------------------|---------|
| Year Built             | 1901    |
| Lot Acres              | 0.344   |
| Lot Dimensions         | 150x100 |
| School District        | 1802    |
| Taxes                  | \$3,752 |
| Taxes with Assessments | \$3,752 |
| Tax Year               | 2026    |

#### Additional Features:

**Basement:** Block, Unfinished **Fuel:** Array **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

#### Driving Directions:

From Hwy 27, go south on Hwy 28 to Swanville. Turn left on 1st, turn right on DeGraff.



Listed By:  
eXp Realty

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