



MLS 7035645 Commercial

\$138,900

424 Mill Avenue
Pelican Rapids MN 56572

Status: Pending

Description:

Opportunity meets flexibility with this single level commercial office building ideally located just off Highway 108 and only blocks from downtown Pelican Rapids. Positioned on a generous 0.62 acre lot with ample parking and a low maintenance exterior, this property is designed to support a wide range of professional or service based businesses. The interior layout offers a shared entry that allows for two separate tenants or the ability to utilize the entire building for your own growing business. Unit 1 features a welcoming reception area, two private offices, and a conference room perfect for client meetings or team collaboration. Unit 2 offers its own reception area, two offices, and an expansive conference room ideal for larger meetings or presentations. With forced air heating and cooling for year round comfort, this versatile property creates an excellent opportunity for an owner occupant looking to establish or expand their business while generating additional income through leasing. Whether you are launching a new venture, expanding your footprint, or investing in commercial real estate, this Pelican Rapids location delivers flexibility, visibility, and long term potential.

Additional Details:

Year Built	1969
Lot Acres	0.62
Lot Dimensions	227x119
School District	1952
Taxes	\$2,188
Taxes with Assessments	\$2,188
Tax Year	2025

Additional Features:

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

Driving Directions:

From the City of Pelican Rapids, head S on N Broadway. Turn E onto E Mill Ave straight to the property.



Listed By:
Keller Williams Realty Professionals

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