



MLS 7041366 Commercial

\$339,000

22045 Mollie Lake Road
Nisswa MN 56468

Status: Active

Description:

Lots of potential! Quality built building with two workshops and office area on 3.93 acres just minutes from Merrifield. Includes fenced storage area and lots of parking on corner lot. Each shop 32x40 ft. shop is heated & insulated with 1,280 sq. ft. with 12 ft. and 14 ft. doors, R19 walls & R50 ceilings. In-floor heat to all buildings, 3 zones, 2x6 walls, 2" styrofoam under the floors. Office area features 6 panel solid core knotty pine doors, air exchanger, A/C, 3/4 bathroom with shower, kitchenette and 4 office spaces. Mechanicals include air exchanger, 40 gal. water heater, natural gas, wood boiler, A/C and water softener. Use the entire building or use half and rent the other half out. Septic is compliant and there is space to build a home plus additional land is available.

Additional Details:

Year Built	2003
Lot Acres	3.93
Lot Dimensions	485x355
Garage Stalls	8
School District	181
Taxes	\$2,473
Taxes with Assessments	\$2,498
Tax Year	2026

Additional Features:

Fuel: Array **Heat:** In-Floor Heating, Outdoor Boiler, Zoned

Driving Directions:

From Merrifield, north on CR 3 for approx. 0.5 mile, west on Sugar Bush Trail N. (CR 127) for 1.6 miles, north on Mollie Lake Rd. to first driveway on left.



Listed By:
Century 21 Brainerd Realty

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