

MLS 7056158 Commercial

$380,000

8525 State 371
Walker MN 56484

Status: Active

Description:

Unlock the potential of this 2,880 square foot commercial building set on 3.09 acres along Highway 371 with frontage road just north of Walker. Once an auto body shop, it still features copper air lines around the perimeter for compressor use, and multiple 220 outlets, A separate office with a sink adds convenience for daily operations. There is also a 1,248 square foot apartment that adds flexibility, offering 2 bedrooms, a 3/4 bath, kitchenette, laundry, office, off peak electric in floor heat, propane wall heater, and an attached 2 car garage. Separate meters serve the shop and apartment. Roofs were replaced on both buildings in 2018. There is also an insulated semi trailer for additional storage. The property offers ample exterior space for parking, equipment or expansion. This commercial site is the perfect spot for your business with room to grow in a high-visibility corridor.

Additional Details:

Year Built	1990
Lot Acres	3.09
Lot Dimensions	494x283
Garage Stalls	2
Taxes	$2,826
Taxes with Assessments	$3,126
Tax Year	2025

Additional Features:

Fuel: Electric, Propane **Garage:** 2 **Heat:** In-Floor Heating, Space Heater **Sewer:** Tank with Drainage Field **Water:** Drilled

Driving Directions:

From Walker, go North of Walker on 371 to left on State 371 Frontage road, left to property at the end.

Broker Reciprocity

Listed By:
Edina Realty, Inc.

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