



MLS 7056256 Commercial

**\$68,500**

9656 County Road 16  
Pequot Lakes MN 56472

Status: Pending

**Description:**

Storage Unit 24 is a prime opportunity located in the highly regarded Ideal Storage Facility, known for its outstanding location and impressive resale value. The facility boasts all hard-surfaced, black-topped driveways. This unit comes equipped with a top-notch security system, a dedicated service door, a 3-foot concrete apron, 10-ft high overhead door, and a locked entrance gate. Notably, all buildings received an upgraded roof in 2024. Dimensions are 24' x 36'. Unit 24 provides a substantial 864 square feet of storage space, complete with multiple 110-volt outlets inside. The annual association fee for 2026 is set at just \$918. Encompassing snow plowing, all taxes, insurance, security and utilities. Owners of Ideal Storage Units receive a stock certificate for their unit, adding further value. Seize this opportunity now!

**Additional Details:**

|                        |              |
|------------------------|--------------|
| Year Built             | 1993         |
| Lot Acres              | 2.8          |
| Lot Dimensions         | 870x400x540  |
| Garage Stalls          | 4            |
| School District        | 186          |
| Taxes                  | (unreported) |
| Taxes with Assessments | (unreported) |
| Tax Year               | 2026         |

**Additional Features:**

Fuel: Other Heat: None

**Driving Directions:**

Ideal Storage is located at the junction of County Road 1 and County Road 39 in Ideal Township. The development has the address of 9656 County Road 16.



Listed By:  
Larson Group Real Estate/Kelle

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