

MLS 7068919 Commercial

$699,900

43950 N Boedigheimer Dr
Perham MN 56573

Current Use:
Vacant, Warehouse

Status: Active

Additional Details:

Year Built	2024
Garage Stalls	2
Lot Acres	5
Lot Dimensions	428 x 510
School District	549
County	Otter Tail
Taxes	$2,141
Taxes with Assessments	$2,192
Tax Year	2026

Additional Features:

-- Fuel: Natural Gas -- Heat: None -- Sewer: None -- Water: Well

Driving Directions:

From Perham, head South on Hwy 78 for about 5 Miles, or until N Boedigheimer Dr, then turn right. Your destination will be the first approach on the left.

Listed By:
Jack Chivers Realty

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Property Description:

HIGH-VISIBILITY COMMERCIAL OPPORTUNITY ON 5 ACRES! Endless potential awaits with this Versatile 9,000 SqFt Steel Construction building set on a Sprawling 5-Acre parcel along bustling Highway 78. With its Prime Location, Excellent Exposure, and easy accessibility, this property is well positioned for a wide range of Commercial, Storage, Service, or Business uses. The building features an Open-Concept layout, 14 Ft sidewalls, Oversized Overhead Doors, and more than 125,000 cubic feet of usable space, making it ideal for Shipping, Receiving, Equipment Storage, Inventory, Manufacturing, or multi-use business operations.

Whether you're looking to accommodate one large enterprise, create space for multiple business ventures, or expand your current operation, this property offers the Flexibility and Visibility to bring your plans to life. Opportunities like this along a high-traffic corridor are hard to find. Bring your vision and make this 5-Acre property work for you!

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