


MLS 7075138 Commercial

# $315,000

3062 State Highway 84
Longville MN 56655

Current Use:
Automobile Service, Other, Residential, Restaurant

Status: Active

## Additional Details:

| | |
|---|---|
| Year Built | 1953 |
| Garage Stalls | 2 |
| Lot Acres | 2.54 |
| Lot Dimensions | 530x528x396 |
| School District | 118 |
| Subdivision | Underwoods Sugar Ridge |
| County | Cass |
| Taxes | $1,897 |
| Taxes with Assessments | $2,288 |
| Tax Year | 2026 |

## Additional Features:

Basement: Block, Full, Partially Finished -- Fuel: Propane -- Heat: Forced Air, Fireplace(s) -- Sewer: Mound Septic, Private Sewer, Tank with Drainage Field -- Water: 4-Inch Submersible, Drilled, Private, Well -- Air Conditioning: Central Air

## Driving Directions:

From Longville - South on State Hwy 84 for 6.3 miles to property on left.

Broker Reciprocity

Listed By:
Heartland Real Estate

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**Property Description:**

Step into a rare opportunity to own a local icon with deep roots in the community. For 68 years, Mule Lake Store was a trusted gathering place for residents and visitors alike. Conveniently located on State Highway 84, this once-thriving business served as the go-to stop for customers from surrounding lakes.

Though it has been closed for years, the potential to revive this beloved establishment remains. The store offers a charming covered deck perfect for enjoying pizza, fresh coffee, ice cream, or a soda. Inside, the space was once stocked with sporting goods, bait and tackle, gasoline, groceries, and even an ATM, making it a one-stop shop for outdoor enthusiasts and those needing everyday essentials.

Attached to the store is a cozy two-bedroom home featuring a wood-burning fireplace, providing the perfect blend of work and home life. Surrounded by the pristine lakes of Cass County, this property is ready for someone with vision to bring it back to life. Whether you dream of reopening the store, transforming the space, or starting something entirely new, this is your chance to own not only a business but a piece of up-north history.

The community awaits…

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