



MLS 7078840 Commercial

\$750,000

34487 Retriever Road
Crosslake MN 56442

Status: Active

Description:

This newer heated storage building in the heart of Crosslake was built in 2024. The building is 100' wide facing the road with four (14'x16') overhead doors with openers that face south, 60 feet deep, two service doors, four windows across the back, four ceiling mounted unit heaters, treated/sealed floors, 16 foot side walls, septic system, drilled well, large concrete driveway, landscaped yard area, and an interior dividing wall making two heated 50' wide by 60' deep units. The west unit features a finished entertainment space with heat and air conditioning, kitchen with cooktop and convection microwave, 3/4 bath, washer & dryer hookups with utility sink, water softener, water heater, storage/utility room, large loft area above entertainment space with 537 square feet of additional storage space, and a ceiling fan. The east unit features a 1/2 bath and left mostly open for maximum storage capacity. The west unit can be purchased separately for \$429,900 and the east unit can be purchased separately for \$335,000. There is a partnership agreement available if the units sell separately. The Seller is a licensed Real Estate Broker in the State of Minnesota.

Additional Details:

Year Built	2023
Lot Acres	0.46
Lot Dimensions	128 x 155
Garage Stalls	25
School District	186
Taxes	\$536
Taxes with Assessments	\$536
Tax Year	2025

Additional Features:

Fuel: Natural Gas **Heat:** Forced Air

Driving Directions:

From Crosslake, go South on County Road 3 to a left on Black Bear Path, go 1/2 block to a left on Northern Terrace. Go to the end of the road and follow signs to Retriever Road.



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