



MLS 7081992 Commercial

**\$149,800**

24247 BASS HARBOR Trail  
Pelican Rapids MN 56572

Status: Active

**Description:**

Unit 17 - Premium Storage Unit Between Lake Lida & Lake Lizzie

Located in a prime corridor with direct access from County Road 4, this high-quality storage unit offers an ideal solution for your lake toys, vehicles, or personal storage needs. Each unit includes the lot, site preparation, and an exterior shell with 13'-8" sidewalls and a 14'x14' insulated overhead door. A 5' canopy provides added weather protection over the service door.

Built to last, these units feature factory-engineered scissor trusses with a 3.5/12 roof pitch, black steel wainscoting for a clean, finished look, and a 5" concrete slab with an oversized apron for easy access and maneuvering.

Standard features:

- (1) 3' insulated steel walk-in door
- (3) 3'x3' stationary windows
- 200-amp electrical panel and outlet are included. Additional electrical service capacity is available as an upgrade.

Optional upgrade packages:

- Insulation Package
- HVAC Package
- Electrical Package

Units are intended for storage purposes only. Living quarters are not permitted.


Association fee includes common area and driveway maintenance plus snow removal.

Current property tax amounts do not reflect completed building improvements. Final taxes and assessments to be determined by the county.

**Additional Details:**

Year Built 2026  
Lot Acres 0.05

Lot Dimensions 60x36


 Listed By 548  
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**Additional Features:**

Fuel: Other Heat: Other Sewer: None Water: None Minnesota - Brochure v.2021.10.03.1 - 216.73.217.60 - 2026.05.29 10:09:50

**Driving Directions:**