



MLS 7083323 Land

**\$89,900**

0.033 Acres  
Finished Lot(s)

8624 LOT 22 50th Ave  
Brainerd MN 56401

Status: Active

**Description:**

Great opportunity to own affordable storage without the high overhead costs. Conveniently located just off HWY 371 for easy access — pick up your toys on your way north and drop them off when heading south. This gated community provides each owner with a private entry code.

All units are 30' x 48' with 16' high side walls, 14' x 14' garage doors, and polished floating slabs (4" thick with reinforced edges). Each unit includes basic electrical: panel, outlets, lighting, and a garage door opener outlet. Owners have the option to insulate and heat their units, with separate electric meters or space for a small propane tank.

Low annual dues cover snow removal, gravel road upkeep, gate maintenance, and reserves.

**Additional Details:**

Lot Acres	0.033
Lot Dimensions	30x48
School District	181
Taxes	\$902
Taxes with Assessments	\$902
Tax Year	2025

**Additional Features:**

**Driving Directions:**

From Brainerd-HWY 371 S for 5 miles



Listed By:  
Real Broker, LLC

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