



MLS 7083719 Residential

\$164,900

311 sq ft
2 bedrooms
1 baths

39206 470th Avenue
New York Mills MN 56573

Status: Pending

Description:

Exceptional opportunity to build your dream home, operate a business, or create the perfect live, work, hunt and fish setup! This versatile property is ready for a single-family home with well and septic just needing to be connected, making it easy to bring your vision to life. The existing garage offers incredible flexibility and can be utilized as living space, a workshop, storage facility, or commercial office space.

Whether you're looking for a future homesite, a place to hunt or fish, a place to run your business, or an investment with multiple potential uses, this property offers endless possibilities. Enjoy the freedom to customize the property to fit your needs while benefiting from existing improvements already in place.

Bring your builder, your business plans, or your imagination, opportunities like this are hard to find! Buyer to verify all intended uses, zoning requirements, and building regulations with the appropriate municipality.

Additional Details:

Year Built	1999
Lot Acres	5
Lot Dimensions	370 x 588.65
Garage Stalls	4
School District	549
Taxes	\$1,628
Taxes with Assessments	\$1,628
Tax Year	2025

Additional Features:

Fuel: Propane **Heat:** Baseboard

Driving Directions:

Between Perham and New York Mills on State Hwy 10 take 470th Ave south for 2.5 miles to property on Rt. Or from Co Hwy 14 go north on 470th Ave for 1.25 miles.



Listed By:
RE/MAX Results

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