



MLS 7089511 Commercial

\$274,900

25174 Co Hwy 6
Detroit Lakes MN 56501

Status: Active

Description:

LOCATION-LOCATION! Your chance to own in SOLD OUT LAKER ISLAND STORAGE ON CO RD 6 & HWY 59 IN DL. 48' x 60' Storage Building - 2,880 sq ft -Hydronic In-Floor Heat - Nat. Gas Boiler - Fully Insulated - Natural Gas - Water - Private Holding Tank - Plenty of Space for Storage, Toys, or a Workshop. Opportunity to own a well-equipped storage condo with upgrades already in place. Situated on an island for an added layer of security, this unit consist of top-grade materials & superior construction: Factory engineered truss rafters, 4' oc, 42/4/6 loading, 4/12 pitch. Colored G-100 tensile strength steel. Bracing installed to maximize wind loading design. 20'x14' 2" energy saver overhead door w/ opener. Steel wainscot around building. Concrete slab, w footings & 4' apron. Owners have exclusive access to wash bay & private club house - equipped w 2 baths, kitchenette, lounge seating, high top tables, 2 tv's, gas fireplace, deck & crow's nest gathering space. \$600 annual association fee includes use of club house, wash bay, snow removal & mowing. UNIT #81 (East wall will have liner panel installed prior to close).

Additional Details:

Year Built	2022
Lot Acres	0.07
Lot Dimensions	48x60
Garage Stalls	1
School District	22
Taxes	\$844
Taxes with Assessments	\$864
Tax Year	2026

Additional Features:

Fuel: Natural Gas **Garage:** 1 **Heat:** Boiler, In-Floor Heating **Sewer:** Holding Tank **Water:** Shared System, Well **Air Conditioning:** None

Driving Directions:

25174 Co Hwy 6



Listed By:
REMAX Lakes Region

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470