

MLS 7100291 Commercial

# $499,000

11 Eastside Drive
Verndale MN 56481

Status: Active

**Description:**

Excellent commercial opportunity with high-visibility frontage along Highway 10. This versatile property offers more than 22,000 square feet of building space, providing ample room for manufacturing, warehousing, storage, automotive, agricultural, retail, or a variety of other business uses. One of the buildings is an impressive 80-by-120-foot steel structure, offering approximately 9,600 square feet of open and flexible space. The additional shop includes approximately 6,880 square feet of heated space, making it well suited for year round operations, equipment maintenance, production, storage, or workspace. A large fenced in area provides secure outdoor storage for vehicles, equipment, materials, or inventory. The property also includes an additional lot with the potential to add a home, creating a unique opportunity to combine business operations with an on-site residence. With convenient Highway 10 access, excellent visibility, expansive indoor and outdoor space, and numerous possibilities for future use or expansion, this property is ready to accommodate a wide range of commercial needs.

**Additional Details:**

| | |
|---|---|
| Year Built | 1986 |
| Lot Acres | 3.92 |
| Lot Dimensions | 3.92 acres |
| Garage Stalls | 15 |
| Taxes | $8,285 |
| Taxes with Assessments | $10,546 |
| Tax Year | 2026 |

**Additional Features:**

**Fuel:** Natural Gas **Garage:** 15 **Heat:** Boiler, Forced Air, Hot Water, In-Floor Heating **Sewer:** City Sewer/Connected **Water:** City Water - In Street, Sand Point

**Driving Directions:**

From Highway 10 turn north on Eastside drive to address.

Broker Reciprocity

Listed By:
eXp Realty

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