



MLS 7100757 Commercial

\$198,000

202 Minnesota Avenue
Aitkin MN 56431

Status: Active

Description:

Positioned on a prominent corner-facing site, this versatile commercial building offers outstanding visibility and endless possibilities for a wide range of business uses. Previously operated as a large-capacity fitness facility, the flexible floor plan is well suited for fitness, medical, office, retail, educational, or multi-tenant occupancy.

The building includes on-site living quarters, providing added convenience for an owner-occupant, manager, or caretaker. The spacious upper level offers tremendous potential for expansion or customization, with rough-in plumbing already in place to accommodate a variety of future uses.

Electrical service is designed to support multiple tenants, making the property an excellent candidate for multi-user occupancy. Men's and women's locker rooms feature separate showers, adding value for fitness, wellness, or employee-focused operations.

Currently configured with two separate entrances, the building also includes additional roughed-in framing for future entrances, allowing for increased flexibility and potential tenant separation. The first floor is air-conditioned, while independent forced-air furnaces serve both the first and second levels for efficient climate control.

A unique opportunity to own a highly adaptable commercial property with excellent visibility, functional infrastructure, and significant potential for future growth.

- Main Floor Main Office: 21x23
- Main Floor Studio: 27x23
- Main Floor Woman's Bathroom: 8'6"x8'6"
- Main Floor Men's Bathroom 6x12

Upper Level All Open: 23x74

- Lower Level Bedroom:
- Lower Level Living Room: 10'6"x33'6"

- Lower Level 3/4 Bathroom: 6x9
- Lower Level Utility Room: 6x8
- Lower Level Storage Room: 9x18
- Lower Level Storage Room: 6x5
- Lower Level Storage Room: 6x20

Listing by: RE/MAX Results
 Offered by: RE/MAX Results
 Lower Level Utility Room: 6x8
 Lower Level Storage Room: 6x5
 Lower Level Storage Room: 6x20

Additional Details:

- Year Built: 1932
- Lot Acres: 0.046
- Lot Dimensions: 25x80



Call Affinity Real Estate
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