

MLS 7115260 Commercial

$425,000

33361 Jenkins Avenue
Jenkins MN 56472

Current Use:
Storage Facility

Status: Active

Description:

Excellent investment opportunity featuring three quality storage units with immediate income potential. Property includes a 30' x 40' building, a 40' x 80' building with 16' sidewalls and 600-amp electrical service, plus an 8-unit storage building with 12' x 38' units, each equipped with electrical service, timed lighting, and 14-foot overhead doors. Fully rented, the property generates potential gross income of approximately $3,350 per month. Ring security cameras and Starlink internet are already in place. A versatile property ideal for investors or owner-users seeking secure storage, strong rental income, and room for future growth in the thriving Pequot Lakes area.

Additional Details:

Year Built	2021
Garage Stalls	10
Lot Acres	1
Lot Dimensions	141x309
School District	186
Subdivision	Jenkins Bus Park
County	Crow Wing
Taxes	$2,000
Taxes with Assessments	$2,000
Tax Year	2026

Additional Features:

-- Fuel: Electric -- Heat: None -- Sewer: None -- Water: None

Driving Directions:

FROM JENKINS, SOUTH 1/2 MILE ON 371 TO ROSEWOOD THEN LEFT TO JENKINS AVENUE THEN RIGHT TO PROPERTY

Listed By:
RE/MAX Advantage Plus

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218-237-3333
info@affinityrealestate.com

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