



MLS 7115260 Commercial

\$425,000

33361 Jenkins Avenue
Jenkins MN 56472

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
Lot Acres	1
Lot Dimensions	141x309
Garage Stalls	10
Taxes	\$2,000
Taxes with Assessments	\$2,000
Tax Year	2026

Additional Features:

Fuel: Electric **Garage:** 10 **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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