



MLS 7119249 Commercial

\$279,000

601 9th Avenue
Little Falls MN 56345

Status: Active

Description:

Don't Miss this Versatile 5 acre Gated Commercial property, with endless possibilities for your business, storage, or future expansion. Built in 2014, the 44x44 finished storage building has a 1 bed/1 bath, Kitchen, Office, and Washer/Dryer. 24x40 fully insulated heated garage for extra storage and a 20x24 insulated Lean-to.

Additional Details:

Year Built	2014
Lot Acres	5
Lot Dimensions	getting
Garage Stalls	4
Taxes	\$1,216
Taxes with Assessments	\$1,216
Tax Year	2026

Additional Features:

Fuel: Electric, Propane **Garage:** 4 **Heat:** Ductless Mini-Split, In-Floor Heating **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Ductless Mini-Split

Driving Directions:

From Little Falls go to 9th Ave Nw, to the property on the left.



Listed By:
Premier Real Estate Services

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