

## MULTIPLE BUILDING OPTIONS

CHOOSE THE SIZE THAT FITS YOUR NEEDS!

TBD GOPHER TRAIL, JENKINS, MN



MLS 7135224 Land

**\$299,000**

0.39 Acres

Other

3122 Gopher Trail  
Pine River MN 56474

Status: Active

### EXISTING OPTION

**50' x 78'**  
**\$299,000**

3122 GOPHER TRAIL  
JENKINS, MN



\*PICTURES ARE AI GENERATED.  
\*PICTURES SHOW THE BUILDING  
WITH A CONCRETE APRON AND  
SEEDED GRASS ADDED.

### EXISTING BUILDING FEATURES:

- 16' Sidewalls
- 14' Overhead Door
- Sealed Concrete Floor
- 100-Amp Electrical Panel
- Interior Lighting & Outlets
- 4" Reinforced Concrete
- Concrete Apron
- Crushed Concrete Driveway
- 6' on Center Rafter & Post Spacing
- Located in Jenkins Storage Park
- Underground Utilities
- Black Dirt & Grass Seed
- Association Fee: \$100 / Year

### NEW CONSTRUCTION OPTIONS – BUILD TO FIT YOUR NEEDS!

#### OPTION 1



**30' x 50'**  
**\$179,000**

#### OPTION 2



**40' x 64'**  
**\$209,000**

#### OPTION 3



**48' x 56'** **\$219,000**  
TWO OVERHEAD DOORS &  
SERVICE DOORS ON FRONT.  
INTERIOR DIVIDER WALL  
SPLITS BUILDING IN TWO.

#### OPTION 4 (MATCHING EXISTING SIZE)



**50' x 78'**  
**\$299,000**



### AVAILABLE UPGRADES:

6" Pole & Rafter Spacing • Insulation • Interior Electrical Outlets & Lighting  
Heater • Concrete Apron • Sealed Concrete • Black Dirt & Seed  
Upgrade pricing determined on a per-building basis based on  
selected configuration and customer specifications.



All new construction options will be built on a  
similar-sized lot nearby within Jenkins Storage Park.  
Lot size is approximately 0.39 acres.

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### Description:

BUY EXISTING OR BUILD TO YOUR NEEDS! Multiple options and upgrades available from \$179,000. Check out this newly built 50'x78' storage building with 16' sidewalls and 14' tall door. Plenty of room for anything you have to store! Sealed concrete floors, electric installed with 100 amp panel, lighting installed with room for additional lighting. Sides are lined and ready for insulation if the new owner desires to do so. Plenty of outlets along interior walls. Concrete is 4" thick with rebar and a concrete apron out front, crushed concrete driveway, 6' OC spacing on rafters and posts for a very sturdy build. HOA fee is very cheap and this covers road maintenance for Gopher Trail. This unit was built to the owner's specifications of what they would want and this is sure to impress! If this isn't the fit you need, please reach out for additional options.

### Additional Details:

|                        |         |
|------------------------|---------|
| Lot Acres              | 0.39    |
| Lot Dimensions         | 118x145 |
| Taxes                  | \$82    |
| Taxes with Assessments | \$82    |
| Tax Year               | 2025    |

### Additional Features:

### Driving Directions:

North of Jenkins on 371. Turn right on CR15. Turn left at Gopher Trail. Property on Right.



Listed By:  
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