



MLS 7140730 Commercial

\$319,900

12974 Haven Road
Little Falls MN 56345

Status: Active

Description:

Excellent opportunity for your business on nearly 3 acres with convenient access off Haven Road and excellent visibility along Hwy 371/10. The property features a versatile 62' x 80' shop, with approximately 38' x 80' finished and heated, including three service bays equipped with hoists. An additional 24' x 80' cold storage area features overhead doors on both ends, allowing convenient drive-through access for vehicles, trailers or equipment. With a great combination of shop space, storage, highway exposure and easy access to town, this property offers plenty of possibilities for a variety of commercial uses.

Additional Details:

Year Built	2000
Lot Acres	2.86
Lot Dimensions	irr
Garage Stalls	5
Taxes	\$3,546
Taxes with Assessments	\$3,546
Tax Year	2026

Additional Features:

Fuel: Natural Gas **Heat:** Forced Air

Driving Directions:

From the Little Falls intersection of Hwy 10 & Hwy 27 - Go west on Hwy 27 / 1st Ave NE - Go south on 1st Street SE / Haven Road - Property will be on the east before road merges with Hwy 10



Listed By:
Edina Realty, Inc.

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