



MLS 7144473 Land

\$225,000

0.45 Acres
Plat Designed

122 Vance Avenue
Erskine MN 56535

Status: Active

Description:

****Building Description****Measurements are estimates and not guaranteedThis 50' x 90' x 12' pole building is constructed for strength and long-term durability, featuring 2" x 6" wall framing between the poles, metal siding and roofing, and a reinforced 5.5" concrete floor with a 1' x 1' rebar grid over a sand base.****East Half - Heated Work Area (45' x 50')****
****Main Shop (1,834 sq. ft.):**** Includes a 16' x 8' overhead door, floor drain, sink, restroom, city water and sewer, 3-phase electrical service, and zoned in-floor heat.* ****Flexible Space (416 sq. ft.):**** Formerly used as a meat locker with a private entrance, offering excellent potential for an office, workshop, or additional storage.****West Half - Cold Storage (45' x 50')**** Open cold storage area with a 12' x 12' overhead door for easy equipment or vehicle access.* Stairway access to approximately 2,250 sq. ft. of upper-level cold storage, providing exceptional additional storage capacity.Designed with flexibility in mind, this building is well suited for commercial operations, contractors, manufacturing, warehousing, storage, or investment opportunities.

Additional Details:

Lot Acres	0.45
Lot Dimensions	160x123
Taxes	\$350
Taxes with Assessments	\$350
Tax Year	2026

Additional Features:

Driving Directions:

Furthest W building



Listed By:
KW Inspire Realty Keller Williams (Grand Forks)

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218-237-3333

info@affinityrealestate.com



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