



MLS 7146870 Commercial

\$499,900

35732 Allen Avenue
Crosslake MN 56442

Status: Active

Description:

AMAZING OPPORTUNITY TO START OR RELOCATE YOUR BUSINESS TO THIS GORGEOUS 4236 SQ FT COMMERCIAL BUILDING LOCATED ON A CORNER LOT IN THE SOUGHT-AFTER CROSSLAKE TOWN SQUARE. BUILDING EXTERIOR CURRENTLY FEATURES LOG SIDING, STONE AND SIZEABLE FRONT DISPLAY WINDOWS. WALK IN TO TILED ENTRYS AND TRANSITION TO BEAUTIFUL HARDWOOD FLOORS, HIGH CEILINGS, LOTS OF NATURAL LIGHT AND SPACE THROUGHOUT, HEAD TO THE BACK OF THIS SPACIOUS BUILDING TO OFFICE SPACE, STORAGE AND TWO BATHROOMS. NEW DAIKIN COMMERCIAL FURNANCE FALL 2024. NEW ROOF OCTOBER 2022. PRIME LOCATION FOR ANY BUSINESS LOOKING FOR AMAZING EXPOSURE IN A THRIVING/GROWING COMMUNITY. DON'T MISS OUT ON THIS OPPORTUNITY TO OWN YOUR OWN COMMERCIAL BUSINESS!

Additional Details:

Year Built	2002
Lot Dimensions	50 x 100
Taxes	\$4,942
Taxes with Assessments	\$4,942
Tax Year	2026

Additional Features:

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

Driving Directions:

From the intersection of County Road 66 and County Road 3 go North on County Road 66, turn right onto Swann Drive, Turn right onto Ostlund Avenue, Turn right onto Gould Street and a left on Allen Avenue to the address: 35732 Allen Ave, Crosslake MN



Listed By:
Kurilla Real Estate LTD

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



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