



MLS 7151926 Commercial

\$324,560

247 Maple Street
Gonvick MN 56644

Status: Active

Description:

Position your business for success with this versatile commercial property in the heart of Gonvick, Minnesota. Offering two well-built commercial buildings with paved public street frontage, this property is ready for a wide variety of commercial, industrial, storage, fleet, contractor, or service-related uses. The first building measures approximately 46' x 46' and features three service bays with new 11' x 12' overhead doors, providing excellent access for vehicles, equipment, or workspace. The second building measures approximately 55' x 65' and includes two new overhead doors, offering ample room for larger equipment, inventory, or additional operations. Formerly used as bus garages, these solid structures provide the space and flexibility to adapt to your business needs. Whether you're looking to expand an existing operation, establish a contractor headquarters, create a storage facility, or invest in commercial real estate with long-term potential, this property delivers exceptional value. Additional highlights include: Two commercial buildings totaling over 5,600 square feet of usable space. New overhead doors for improved functionality and accessibility. Paved public street frontage for easy customer and commercial vehicle access. City water and sewer available for future connection and expansion opportunities. Excellent potential for owner-users, investors, municipalities, agricultural support businesses, or entrepreneurs seeking affordable commercial space. Commercial properties with this combination of size, functionality, and potential rarely come to market in this area. Whether you're expanding your business, investing for the future, or searching for the perfect location for your next venture, this property is ready to deliver. Don't miss this exceptional opportunity—schedule your private showing today and discover how this property can work for you before it's gone!

Additional Details:

Year Built	1982
Lot Acres	0.4
Lot Dimensions	100x160
Garage Stalls	3
Taxes	\$1,002
Taxes with Assessments	\$496
Tax Year	2026

Additional Features:

Fuel: Electric **Garage:** 3 **Heat:** Boiler, In-Floor Heating **Sewer:** City Sewer/Connected **Water:** City Water/Connected



Listed By:
Andy Williams Realty Group, LLC
Gonvick, Right on Maple Street property on the lot

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