



MLS 7156907 Commercial

\$425,000

12 Minnesota Avenue
Aitkin MN 56431

Status: Active

Description:

Exceptional mixed-use opportunity in the heart of Aitkin County, prominently located along the Highway 169 corridor in the city of Aitkin. Positioned directly across from a busy gas station and just two blocks south of the stoplight, the property offers excellent visibility and convenient access. The main level features attractive, versatile office space with four private offices, a conference room, a spacious reception area with additional workspace, a half bath, a break room or multipurpose room, and dedicated storage and utility area. The upper level includes two one-bedroom apartments with many updates. (Photos don't show all of the recent updates.) Apartments share a balcony and on-site laundry facilities. A separate four-unit garage building includes one space for each apartment, with two additional garages available to rent. Office furnishings—including desks, chairs, bookshelves, and credenzas—as well as select décor may be included with an acceptable offer. Additional items may be negotiable.

Additional Details:

Year Built	1972
Lot Acres	0.5
Lot Dimensions	40x68x10x160x167x50x56x63x130
Garage Stalls	4
Taxes	\$3,996
Taxes with Assessments	\$3,996
Tax Year	2026

Additional Features:

Basement: None **Fuel:** Natural Gas **Garage:** 4 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air, Wall Unit(s)

Driving Directions:

From the stop lights in Aitkin go south 2 blocks to property on left.



Listed By:
Woods & Shores Real Estate, Inc.

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