

MLS 7161255 Commercial

$345,000

TBD Wildwood Court
Breezy Point MN 56472

Status: Active

Description:

Whether you need a storage building or a headquarters for your small business, Eagle View Storage offers 46x66 commercial buildings sold as shells and customizable for your intended use. Commercial zoning provides opportunities to combine an office or customer-facing space with shop, equipment, and inventory storage under one roof—a practical fit for contractors, trades, and local service businesses. Located off County Road 11 in Breezy Point, across from Eagle View Elementary School, the development offers road exposure with shared roadside business signage and individual building signage opportunities. Each building provides approximately 3,036 square feet of building footprint. Base shell pricing includes 2x6 framing, an insulated overhead door, a Reznor heater, a finished 3/4 bathroom, and floor drains. Two buildings are currently under construction; customized plans for four additional buildings can accommodate additional plumbing needs and layout changes for the buyer's intended use. Additional plumbing, interior finishes, and office build-outs are priced separately. Uses, signage, and improvements are subject to applicable approvals and covenants. Renderings are conceptual and may show items not included in the purchase.

Additional Details:

Year Built	2026
Lot Acres	3500
Lot Dimensions	70x50
Garage Stalls	12
Taxes	$1
Taxes with Assessments	$1
Tax Year	2026

Additional Features:

Fuel: Natural Gas **Garage:** 12 **Heat:** Baseboard, Other **Sewer:** City Sewer/Connected, City Sewer - In Street **Water:** Shared System, Well

Driving Directions:

County Road 11 to Wildwood Ct

Broker Reciprocity

Listed By:
Woods to Water Real Estate

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