

MLS 7165557 Commercial

# $799,900

6886 Y Frontage Road
Walker MN 56484

Status: Active

**Description:**

Perfectly suited for commercial development or investment, this exceptional 6.11 acre parcel is located in a high-traffic area just minutes from town. Part of the building is finished and insulated with kitchenet, built-ins and room for living, this property currently is income producing with a two sided billboard as well as currently leasing commercial frontage for small storage sheds. Positioned at the highly visible Highway 371 / 200 known as the gateway to Walker and Leech Lake. This property offers outstanding exposure and accessibility. Located directly across from other high traffic commercial business and near area bars, restaurants, and unique local shops. This prime location benefits from steady year round traffic from both visitors and locals, creating endless possibilities for your business venture or great property in the heart of lakes area.  Don't miss this opportunity!

**Additional Details:**

| | |
|---|---|
| Year Built | 1996 |
| Lot Acres | 6.11 |
| Lot Dimensions | 190x623x321x767 |
| Garage Stalls | 8 |
| Taxes | $1,704 |
| Taxes with Assessments | $1,790 |
| Tax Year | 2026 |

**Additional Features:**

**Fuel:** Propane  **Heat:** Boiler, In-Floor Heating

**Driving Directions:**

From downtown Walker, head northwest on MN Highway 371/200 toward Northern Lights Casino. Continue to the Highway 371 and Highway 200 junction, then follow signs toward the casino and turn onto Y Frontage Rd NW. Continue down the road and you will arrive to 6868 Y Frontage Rd NW.

Listed By:
Kurilla Real Estate LTD

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