



MLS 7056256 Commercial

\$68,500

9656 County Road 16
Pequot Lakes MN 56472

(Pending)

Description:

Storage Unit 24 is a prime opportunity located in the highly regarded Ideal Storage Facility, known for its outstanding location and impressive resale value. The facility boasts all hard-surfaced, black-topped driveways. This unit comes equipped with a top-notch security system, a dedicated service door, a 3-foot concrete apron, 10-ft high overhead door, and a locked entrance gate. Notably, all buildings received an upgraded roof in 2024. Dimensions are 24' x 36'. Unit 24 provides a substantial 864 square feet of storage space, complete with multiple 110-volt outlets inside. The annual association fee for 2026 is set at just \$918. Encompassing snow plowing, all taxes, insurance, security and utilities. Owners of Ideal Storage Units receive a stock certificate for their unit, adding further value. Seize this opportunity now!

Additional Details:

Taxes (unreported)
Taxes with Assessments (unreported)

Driving Directions:



Listed By:
Larson Group Real Estate/Kelle

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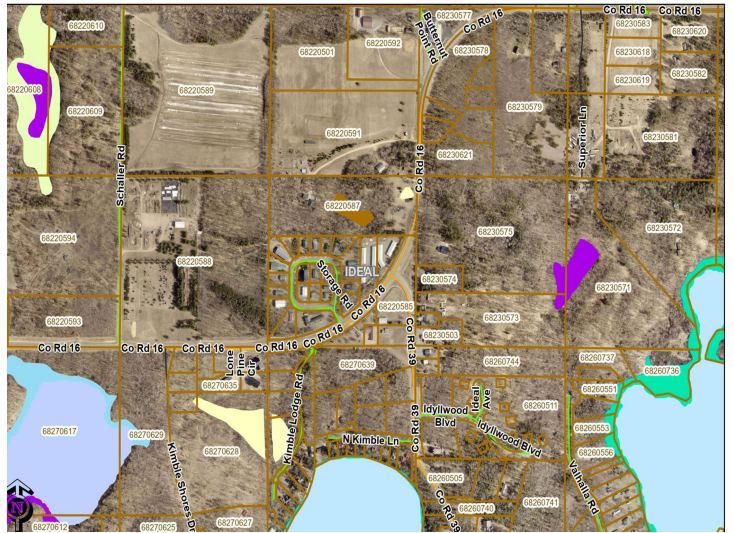
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