



MLS 6709304 Commercial

**\$579,000**

32738 US-71  
Menahga MN 56464

(Active)

**Description:**

Motivated Seller – Bring an Offer! All Reasonable Offers Considered!

Rare 23-acre property along Cat Creek in Central MN offering a unique live/work opportunity. Currently set up as a home, car lot, detail shop, and repair bay with large paved parking and direct access to Hwy 71.

The 3BR/1BA home (plus ½ bath in shop), built in 2013, features heated concrete floors, propane fireplace, wrap-around deck, and concrete patio. Multiple outbuildings include:

30x40 heated shop w/ AC office

26x28 heated/AC detail shop

4-stall garage (1 insulated/finished w/ AC, heat & benches)

Vehicle lift & epoxy floors

40x48 storage shed, 8x20 insulated cabin w/ heat, 8x16 garden shed

Trails, wooded privacy, and dual driveways. Zoned for many possible uses—ideal for automotive, storage, woodworking, or commercial ventures.

Schedule your showing—opportunities like this don't come often!

**Additional Details:**

Taxes (unreported)

Taxes with Assessments (unreported)

**Driving Directions:**



Listed By:  
Coldwell Banker Crown Realtors

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