



351 S 4th Street  
Tracy, MN, 56175

COMMERCIAL

0 BATHROOM

0 BEDROOM

1.2 ACRES

MLS # 6736908

PRICE:

**\$550,000**





**351 S 4TH STREET TRACY, MN, 56175**

*44-Unit Storage Site with Expansion Potential – Prime Area Location! Opportunity is here with this well-situated 44-unit storage facility, offering income-producing space and growth potential! Two buildings - one is 150x40 and the other is 100x40 - well constructed with LOW maintenance materials. Located near Lake Shetek area with very limited competition, this is ideal rental location for boat owners, seasonal residents, or local businesses in need of extra storage for equipment, supplies, or inventory. In addition to the existing units, the property features a generous laydown area perfect for outdoor storage or future development. Add more buildings or rental pods, creating strong upside potential. With multiple streams of income possible—from unit rentals to outdoor boat or trailer parking—this is a solid investment in a high-demand area.*

14 Photographs

**PHOTO GALLERY**




Agent


TARA ONKEN




With over a decade of experience in real estate and development, I can he ...



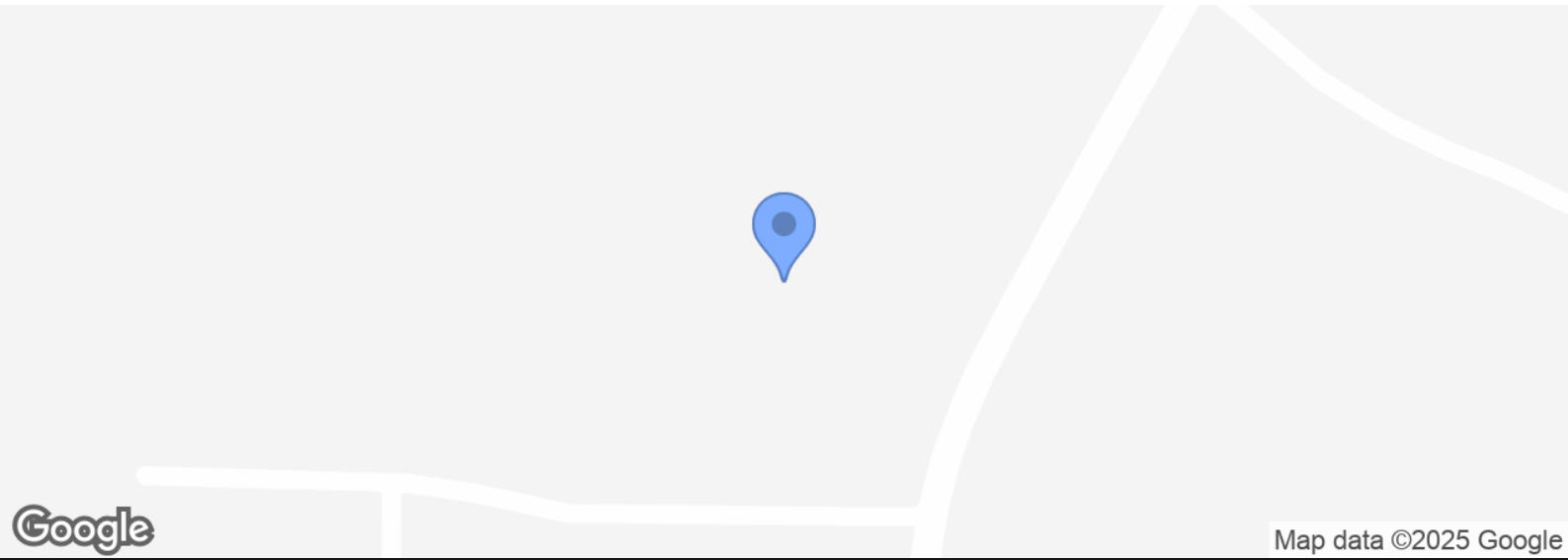
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