

For Sale: Portfolio of Shops & 5.93 Acre Lot

929 4th Street, Audubon, MN

MLS#24-862



PROPERTY DESCRIPTION:

Three shops and nearly 6 acres located on the north side of Audubon available for purchase. The 6,312 SF shop was constructed in 1998 and features 16' tall walls. It has floor heat, a hanging furnace, 6" concrete, and a bathroom. The 5,392 SF shop was constructed in 1988 and also has 16' walls. Great location for a business that requires ample yard space and indoor storage. Highway 10 is a short drive through town, providing easy access to nearby towns, Detroit Lakes and the Fargo-Moorhead area.

SALE PRICE:	\$749,000
COMBINED INDOOR STORAGE:	14,704 SF
LOT SIZE:	5.93 ACRES (258,310 SF)
PARCELS:	470017000 & 470017003
2024 TAXES & ASSESSMENTS:	\$7,678



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5,392 SF



6,312 SF



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