

FOR SALE

# WORKSHOP + LAND

17121 HUBER AVE NW | CLEARWATER, MN 55320



**RICE**  
REAL ESTATE  
SERVICES



**FOR SALE | \$749,900**

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## PROPERTY SUMMARY

Currently an ideally situated shop and land with potential as a future commercial development opportunity.

**Sale Price: \$749,900**

**3,600 Square Foot Workshop**

**9.92 Acres**

## PROPERTY FEATURES

- **Workshop Built In 1996**
- **Building Features a 3/4 Bath**
- **Building Has 2,400 SF Of In-Floor Heat**
- **Close Proximity To I-94**
- **Currently Zoned Agricultural**
- **Potential Future Commercial Development**





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## CONTACT

**BEN COPPERTHITE**

612.242.4869

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