



COMMERCIAL PROPERTY FOR SALE

Offered at
\$1,500,000

Features & Amenities

45,504 SF industrial building located on a 21.57 acre +/- site at 36559 US Highway 169, Aitkin, MN. The building functions as the headquarters for Mille Lacs Energy Cooperative.

- Highway traffic, visible location
- High-speed Fiber-to-the-Premise Internet
- Spacious yard and maintained landscaping
- Semi truck assessable driveway
- 2 large storage buildings
- Fenced equipment yard
- Recent interior renovations



About the property

Take the opportunity to move your business or add another location! Office spaces with a combination of heated and cold storage. This industrial site provides room for large trucks and equipment to keep them out of the weather.

The property includes a main office/shop and two pole buildings. The main office shop (100 ft. x 125 ft.) constitutes about 60% of the total Gross Building Area, with concrete block construction and a mix of office and shop space. The pole buildings include one 60 ft. x 120 ft. insulated storage building with in-floor heat and one 60 ft. x 170 ft. cold storage building with concrete floor. The quality/appeal and condition of the improvements is rated average. The property includes a fenced/secured outdoor storage area and significant frontage on US Highway 169.



Contact details

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