



MLS 5561825 Commercial

\$99,900

406 Wren
Backus MN 56435

(Pending)

Description:

Location, Location, Location! Great Visibility to HWY 371, the main gateway to the north. Located in the same parking area as busy gas station, retail, and restaurant. Previously a successful business, this property has potential for almost any type of retail or business service. Large walk-in coolers can be easily removed if they are not needed. Property Includes a Heated Storage/receiving area, private office, shelving in place, and the front counter area has been recently remodeled. Ideal for local and tourist-based business. Bring your business ideas and take a look today!

Additional Details:

| | |
|------------------------|-------------|
| Yearbuilt | 1700 |
| Lot Acres | 0.210 |
| Lot Dimensions | 35x185xIRRG |
| School District | 2174 |
| Taxes | \$766 |
| Taxes with Assessments | \$916 |
| Tax Year | 2021 |

Additional Features:

Exterior: Metal Siding, Wood Siding **Fuel:** Propane **Heat:** Forced Air **Cooling:** Central Air **Water:** Well, 4-Inch Submersible, Drilled **Roof:** Asphalt, Pitched **Lot Description:** Irregular Lot

Driving Directions:

Located adjacent to the Corner Store in Backus on Highway 371.



Listed By:
Lakeplace.com- Gallery of Homes

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