

Listing # 5101

MLS # 09-

North Border Realty of MN



Young Bay Drive, Northwest Angle



Wes Pederson, Agent

Cell 218-343-4201

Office#: 218-386-2219

wesped@centurytel.net

Pat LaValla, Broker

www.northborderrealty.com

Office# 218-634-2760

PO Box 626

Warroad, MN 56763



\$685,000.00

Directions: From Warroad, go north on 313 to Canadian/US Border, continue on Canadian Hwy 12, then turn right at Sprague MB on HWY 308. Take Hwy 308 about 20 miles to Canadian Hwy 526, turn right to Canadian/US Border. Take US Cty Rd 49 to Dawson Rd NW, right to Young Bay Dr., go about 1 mile. Property is on the right.

Well established business with great potential. Located in the untapped Northwest Angle on Minnesota. This is a Boat Storage & Boat Repair Business on 7.6 acres with a 2000 ~ 32'x38' Rambler, 3 Huge Steel Sheds and a Shop with a 24'x26' apartment. This property is a great location, with access to a ramp on the lake and has room for a great deal of expansion. Too many amenities to list here, for additional information we have inventory lists for the various buildings.

Information deeded reliable but not guaranteed.