



Business Type: Commercial Mix

Property Tax: \$15,905 (2026)

Lot Sq Ft: 77,421

Situated on over 77,000 sq. ft. of usable land with approximately 197 ft. of frontage on Curry Drive, this versatile property features a well-maintained 3,000 sq. ft. industrial shop, a 1,536 sq. ft. 3-bedroom, 2-bathroom modular home, and two additional storage buildings.

The shop offers R-40 insulation, 200-amp electrical service, office area with oil-fired furnace, infrared shop heating, and a two-piece bathroom.

The modular home sits on a concrete pier foundation and features a spacious front deck with beautiful views of Kam Lake and the Northern Lights.

Two additional storage buildings with concrete foundation provide added versatility, including one with a garage door suitable for cold storage.

The expansive lot offers potential for additional income through storage rentals, RV and recreational vehicle parking.

Potential renter: \$7,000/mo. + utilities for the shop. \$12,000/mo. + utilities for the shop & house.



\$1,365,000

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190 Curry Drive



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