



**Address:**  
3263 FISHERY RD,  
BAUDETTE, MN 56623

**Price:** 1,350,000

**Main Area:** Baudette  
**Ttl Above Grade SqFt:** 3200  
**Garage:** No  
**Area:** Baudette

List #07-1564

Great business near Lake of the Woods at Wheeler's Point. This bait shop has it all! Gas, diesel, groceries, gifts, licenses, bait and sporting supplies. THIS IS A MONEY MAKER!

### Contract Information

Book Section	Commercial	Status	Active
Status Change Date	6/4/2007		

### General Property Description

Realtor.COM Type	Commercial	Main SqFt	3,200
Style	1 Story	Construction	wood frame
Lot Size	390x360	Lot Acres	3.20
School District	Lake of the Woods	Lake Home	No

### Location, Tax, and Other Information

County	Lake of the Woods	Geo Lat	48.8319
Geo Lon	-94.7087	Taxes	9,654
Tax Year	2007	Homestead	No
Township	Wheeler		
Legal	Lots 1&2 Block 2 Birch Acres		
Section#	24	Twp#	162N
Range#	32W		

### Remarks

Directions From Baudette go north on Hwy 172 to Hwy 8. Property is on the corner of 172 and 8.

### Details

**Utilities:** Sewer: Private