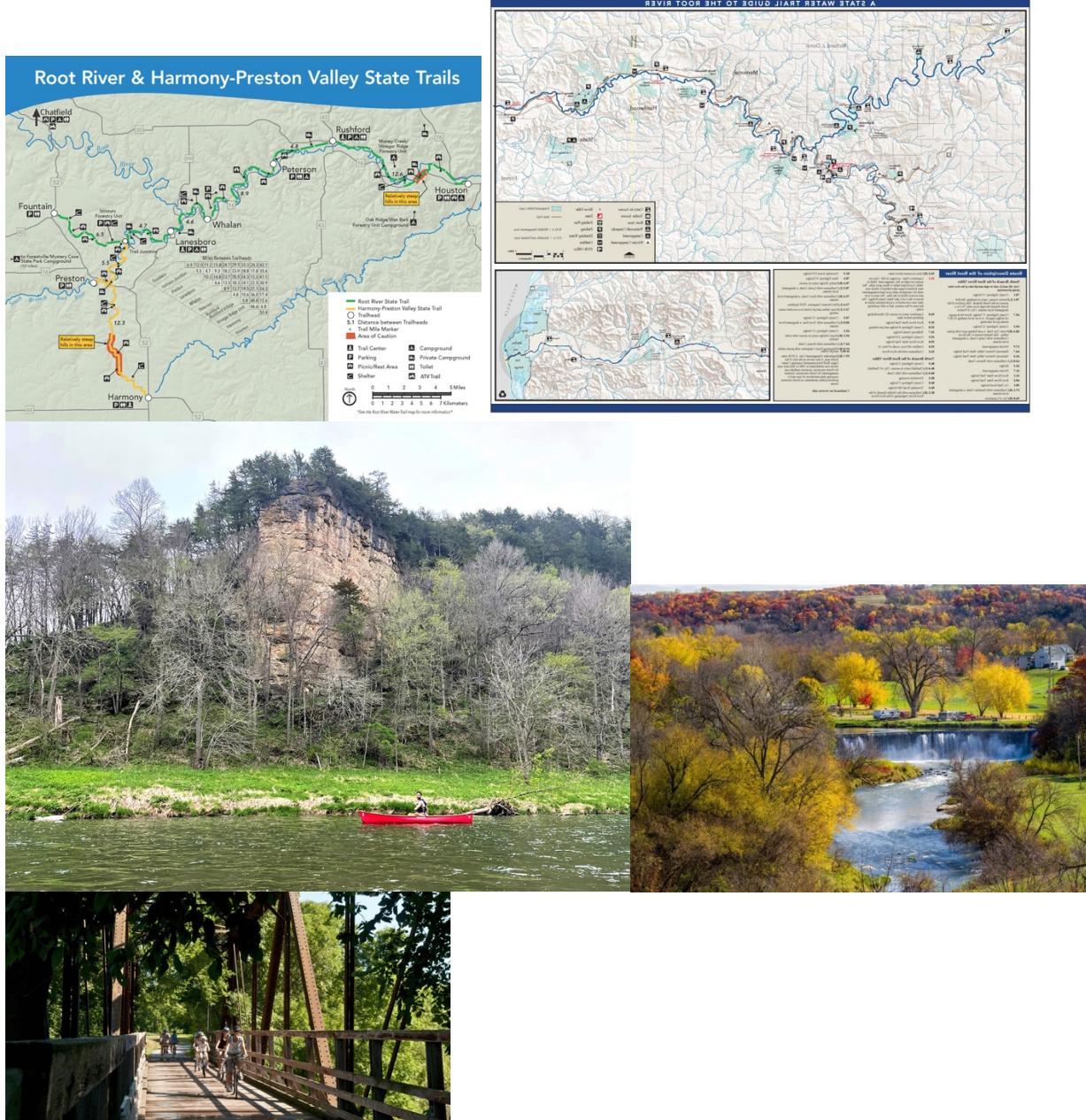


## Prime Opportunity in Scenic Peterson, Minnesota

116 Mill St, Peterson, MN - A versatile 40x36 unfinished building built in 2018, currently classified by the city and county as a garage. This sturdy wood-frame structure sits on a concrete slab foundation with a durable steel roof, white vinyl siding, multiple windows for abundant natural light, a large overhead garage door, pedestrian entry, and ample off-street parking on a spacious lot.

Sold as-is with no utilities currently connected, this property is a true blank slate-perfect for completing as a custom home, workshop, storage facility, or transforming into an income-producing asset.



Located in the heart of Peterson, a quaint community along the beautiful Root River and directly on the Root River State Trail-a 60-mile paved paradise for biking, hiking, and year-round recreation in Minnesota's stunning Driftless Region. Just minutes from Lanesboro, the renowned "Bed & Breakfast Capital of Minnesota," this area draws thousands of tourists annually for kayaking, tubing, fishing, fall foliage tours, and small-town charm amid dramatic limestone bluffs and rolling valleys.

With its generous size, existing windows, and prime location near trail access and the river, this building holds exceptional potential for conversion into a charming bed and breakfast, VRBO/Airbnb rental, guest cottage, or adventure retreat-tapping into the thriving tourism market of Bluff Country.

Don't miss this rare chance to own and customize a modern shell in one of Southeast Minnesota's most picturesque and visitor-friendly destinations. Bring your vision and create something extraordinary!

