



UPPER MIDWEST

**MANCAVES**

**SHOP  
SPACE**

**FOR SALE  
OR RENT**

**CALL OR TEXT  
TODAY**

 **855-460-8929**

[www.uppermidwestmancaves.com](http://www.uppermidwestmancaves.com)

STARTING FROM  
**\$880 MONTH**  
OR  
**BUY FOR  
\$135,000**

**FEATURES:**

- 800 - 1,040 SQ FEET
- Climate Controlled
- 16' Sidewalls & 14' Door
- Private Bathroom



**Now Available**  
**Baudette Lake Area**  
**& Young's Bay at Angle Inlet**  
**Opening in Warroad Summer 2025**

## Who we are

Climate-controlled condo garage you can store and work on your Hobbies, ATV, Non-Hazardous Commercial Inventory Supplies or Equipment, Fish House, Boat, Classic Car, Entertain Friends, and More. Share your unit with a friend.

## What we offer

- Heated 20'-26' X 40' Units with Your Own Private Bathroom
- 16' Sidewalls & Ceiling
- 14' Insulated Electric Door & Service Door
- Individually Metered Utilities
- Inside 120V outlets, and one 240V Outlet
- In Floor Heat
- Floor Drain
- 24/7 Access
- Pre-Wired Internet
- Snow Removal & Lawn Mowing
- Outdoor Security Cameras



## Policies & Restrictions

- No Overnight Stays
- No Commercial Retail/Store Fronts
- No Livestock or Equivalent
- No Outdoor Storage or Outdoor Overnight Parking
- No Hazardous Material
- No Above or Below Ground Storage Tanks

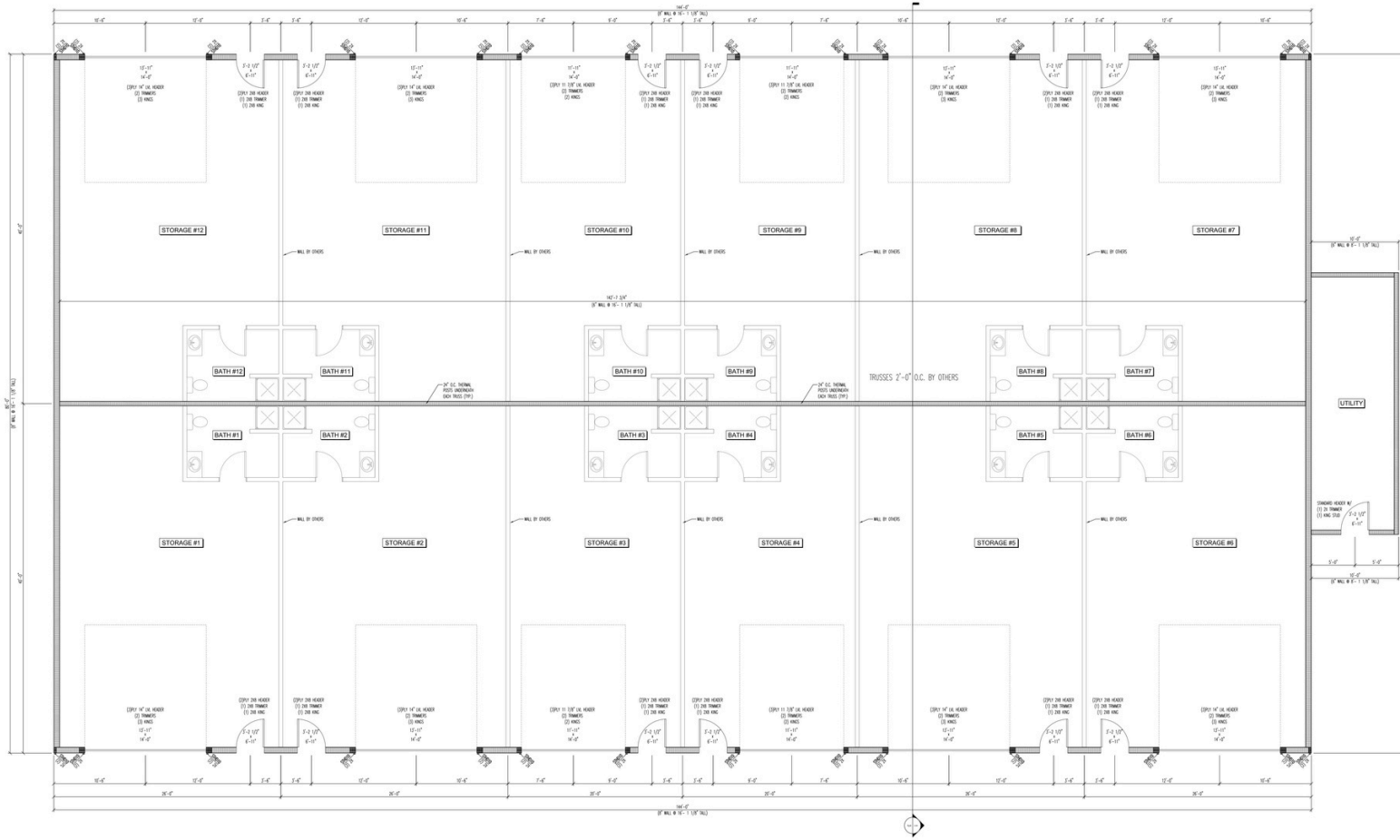
Contact us today [www.uppermidwestmancaves.com](http://www.uppermidwestmancaves.com)

Call or Text INFO to 855-460-8929

We will text you more info. Reply STOP to unsubscribe or HELP for help. Estim 4 msgs/month. Msg Data rates may apply. Terms and Privacy Policy Information.

Office Mailing Address: PO Box 352 Warroad, MN 56763

# BAUDETTE



Future  
Buildings

**Purchase**

**Option Building 1**

\$170,000	#7 26' X 40'	#6 26' X 40' <i>Reserved</i>	\$170,000
\$170,000	#8 26' X 40'	#5 26' X 40'	\$170,000
\$135,000	#9 20' X 40'	#4 20' X 40'	\$135,000
\$135,000	#10 20' X 40'	#3 20' X 40'	\$135,000
\$170,000	#11 26' X 40'	#2 26' X 40'	\$170,000
\$170,000	#12 26' X 40'	#1 26' X 40'	\$170,000

***Lease Option***

**20' X 40'**  
Annual - \$880 month  
6 Months - \$980 month  
Month to Month - \$1,080  
(when available)

**26' X 40'**  
Annual - \$1,144 month  
6 Months - \$1,244 month  
Month to Month - \$1,344  
(when available)

Driveway

County Rd 8

# **Lease to Own**

## ***Competitive Seller Financing***

**Contract for Deed**

**20% Down**

**10 - 15 Year Term**

**Rates as low as 5.75%**

**HOA**

**Unit: \$169 month**

**Includes:**

**Real Estate Taxes**

**Building Insurance**

**Lawn Care**

**Snow Plowing**

**Maintenance & Repairs**

**Septic & Well Maintenance**

**Common Area Electricity**

**Accounting**

**Security Cameras**

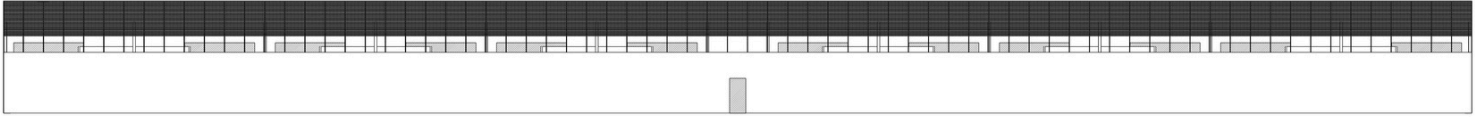
Move in now, close on or before March 1.

\*Contingent upon CIC approval. Owner is Agent

# YOUNGS BAY ANGLE INLET



FRONT ELEVATION



REAR ELEVATION





Purchase  
Option

## Building 1

#12 <del>26' X 40'</del> <i>Reserved</i>	\$187,000
#11 <del>26' X 40'</del> <i>Reserved</i>	\$187,000
#10 22' X 40'	\$159,000
#9 <del>22' X 40'</del> <i>Reserved</i>	\$159,000
#8 <del>22' X 40'</del> <i>Reserved</i>	\$159,000
#7 22' X 40'	\$159,000
#6 <del>22' X 40'</del> <i>Reserved</i>	\$159,000
#5 22' X 40'	\$159,000
#4 22' X 40'	\$159,000
#3 22' X 40'	\$159,000
#2 26' X 40'	\$187,000
#1 <del>26' X 40'</del> <i>Reserved</i>	\$187,000

Driveway

Future  
Buildings

Northwest Angle  
Edge Riders Building

Young's Bay Dr

## Property Map

7706 Young's Bay Dr NW  
Angle Inlet, MN 56711  
Call or Text 855-460-8929

### Lease Option

**22' X 40'**  
Annual - \$1,056 month  
6 Months - \$1,156 month  
Month to Month - \$1,256  
(when available)

**26' X 40'**  
Annual - \$1,248 month  
6 Months - \$1,348 month  
Month to Month - \$1,448  
(when available)

## 3 Convenient Locations



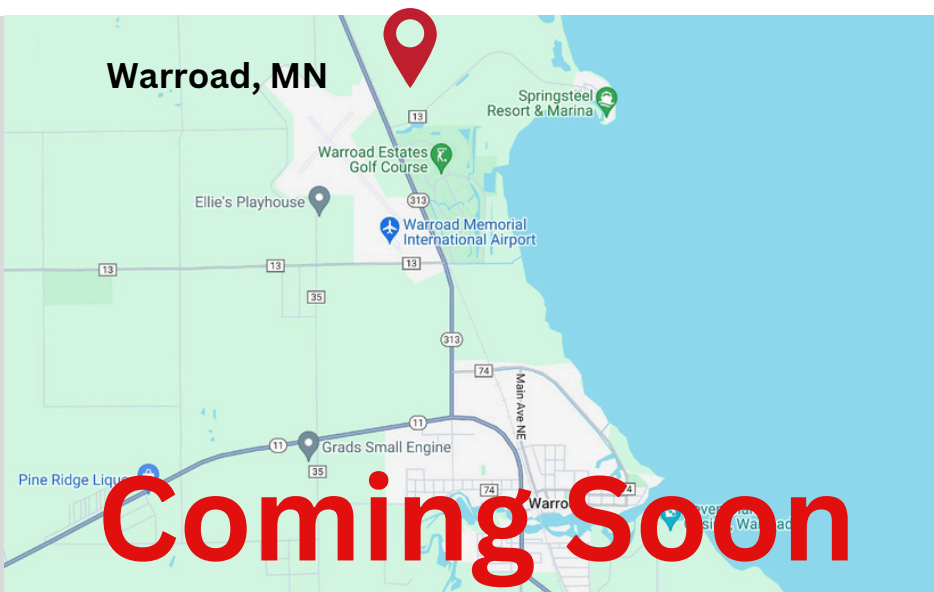
### Located in the heart of the resort area.

- 2 1/2 miles to Wheeler's Point Public Boat Ramp
- Within 5 miles of 15+ Resorts, Several Restaurants and Bars, Campgrounds, Marinas, Gas, Bait & Convenience Stores and a Golf Course
- Across the road from the Snowmobile Trail
- 14 miles to Zippel Bay Resort & Zippel Bay State Park
- 13 miles to Baudette



### Located at a Popular NW Angle Spot

- 1/4 mile, 5 minute walk to Young's Bay Resort, Jerry's Restaurant and Bar, and Young's Bay's Boat Ramp
- 1/4 mile to Points North Services - for your boat and snowmobile needs.
- 1/4 mile to the Snowmobile Trail
- 2 1/2 miles to Brush Island
- 4 miles to Flag Island
- 5 1/2 miles to Oak Island



### Located at a handy Warroad Location.

- 1 1/2 miles to Springsteel Island & Resort and Snowmobile Trail.
- 1/2 mile to Warroad Estates Golf Course
- Close to Restaurants, Gas Stations, Bait Shops, and more.
- 2 1/4 mile to Warroad Estates Marina
- Less than 3 miles to Warroad
- Across the Road from the Warroad Airport