



UPPER MIDWEST

MANCAVES

**BAUDETTE LAKE AREA
& ANGLE INLET**

**SHOP
SPACE**

**FOR SALE
OR RENT**

**CALL OR TEXT
TODAY**

 **855-460-8929**

www.uppermidwestmancaves.com

STARTING FROM
\$880 MONTH
OR
**BUY FOR
\$129,000**

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

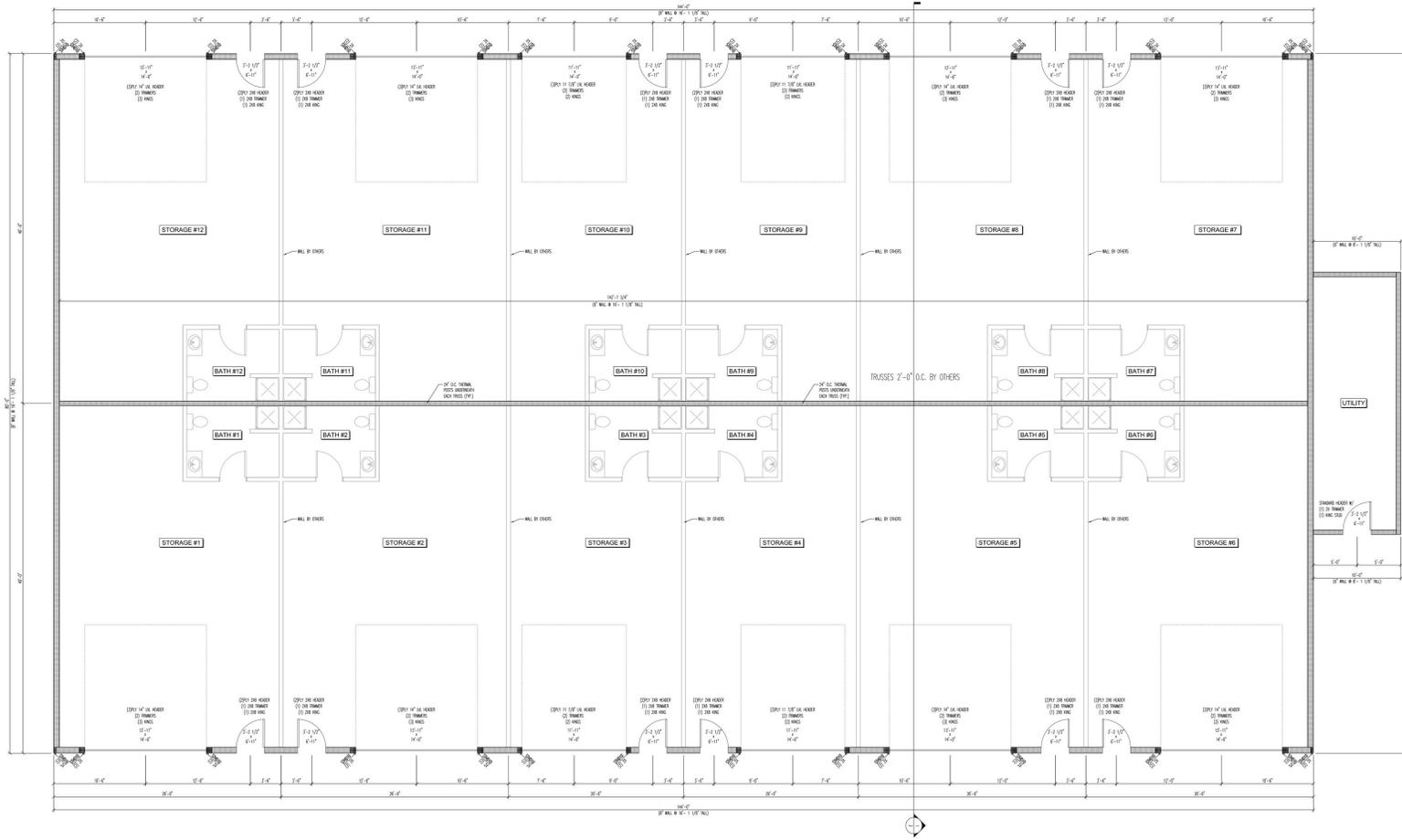
Contact us today www.uppermidwestmancaves.com

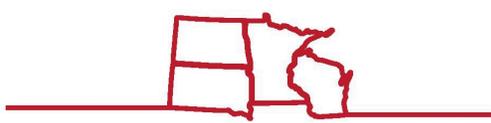
Call or Text INFO to 855-460-8929

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





UPPER MIDWEST
MANCAVES

Property Map

3511 County Rd 8
Baudette, MN 56623
Call or Text 855-460-8929

Future Buildings

Purchase

Option Building 1

| | | | |
|-----------|------------------------------|---------------------------------------|-----------|
| \$163,500 | #7 Reserved 26' X 40' | #6 Reserved 26' X 40' | \$163,500 |
| \$163,500 | #8 Reserved 26' X 40' | #5 Reserved 26' X 40' | \$163,500 |
| \$129,000 | #9 20' X 40' | #4 Reserved 20' X 40' | \$129,000 |
| \$129,000 | #10 Reserved 20' X 40' | #3 Available May 1 20' X 40' | \$129,000 |
| \$163,500 | #11 26' X 40' | #2 26' X 40' | \$163,500 |
| \$163,500 | #12 26' X 40' | #1 Available May 1 26' X 40' | \$163,500 |

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: \$159 month

Includes:

Real Estate Taxes

Building Insurance

Lawn Care

Snow Plowing

Maintenance & Repairs

Septic & Well Maintenance

Common Area Electricity

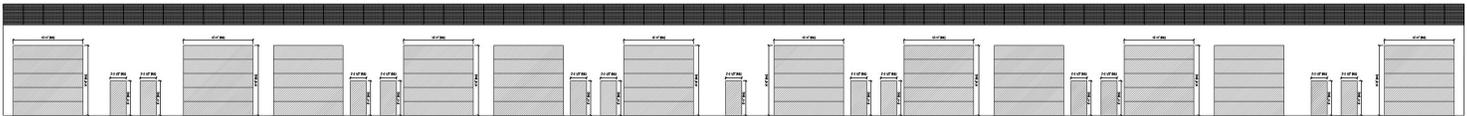
Accounting

Security Cameras

Move in now, close on or before March 1.

*Contingent upon CIC approval. Owner is Agent

YOUNGS BAY ANGLE INLET





UPPER MIDWEST
MANCAVES

Purchase
Option

Building 1

| | |
|--|-----------|
| #12 SOLD 25' X 40' | \$187,000 |
| #11 SOLD 25' X 40' | \$187,000 |
| #10 SOLD 23' X 40' | \$159,000 |
| #9 SOLD 22' X 40' | \$159,000 |
| #8 22' X 40' Available April 1 | \$159,000 |
| #7 Reserved 22' X 40' | \$159,000 |
| #6 Reserved 22' X 40' | \$159,000 |
| #5 22' X 40' Available April 1 | \$159,000 |
| #4 Reserved 22' X 40' | \$159,000 |
| #3 Reserved 22' X 40' | \$159,000 |
| #2 26' X 40' | \$187,000 |
| #1 Reserved 26' X 40' | \$187,000 |

Available
1/21/26

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



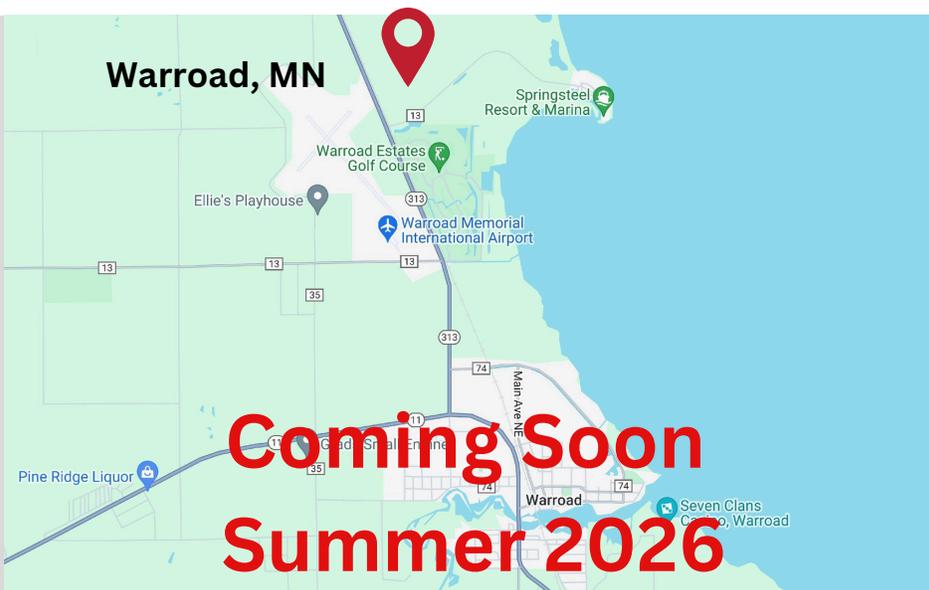
Located in the heart of the resort area.

- 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