



REPURPOSED RESIDENCE

Located in the charming town of Lehr, North Dakota, this unique property offers endless possibilities, from a private residence to a home business or even a Bed and Breakfast. Once the Grace Lutheran Church, this property has been repurposed into a sprawling residence featuring 1 full bedroom, 1.5 bathrooms, and 6 non-conforming rooms that could serve as offices or additional lodging. The former sanctuary now functions as a woodworking shop, with the potential to be converted into a future garage. Nestled in the heart of the prairie pothole region, this property is perfectly situated for waterfowl hunting and fishing enthusiasts. The opportunities are truly limitless!



PRICE: \$169,900

PROPERTY INFORMATION

- Legal Description: Lot 3, Block 15, Lehr Original
- Lot Size: 125 ft . x 140 ft.
- Built: 1959
- Style: Ranch/Slab on Grade
- Approx. Total Square Footage: 5,568 +/-
- Total Bedrooms: 1
- Total Bathrooms: 1.5
- Non Conforming Rooms: 6
- Laundry: Main Level
- Flooring: Linoleum, Carpet
- Heating/Cooling: Forced Air - New Unit in 2021
- Siding: Brick
- Roof: Metal
- Windows & Doors: Vinyl Windows, Maintenance Free
- Basement: Full Basement, Cement Block Walls, Fully Finished
- Utilities: City Water and Sewer, Electric, Propane