



MLS 6576861 Commercial Sale

\$299,000

Description:

Discover prime business potential with this meticulously maintained commercial building in Wadena. Spanning 50 by 140 feet, this property features nine spacious offices, including two with street-facing windows for enhanced visibility. The welcoming front greeting area sets a professional tone, complemented by modern amenities such as separate men's and women's handicap-accessible bathrooms. For operational ease, a convenient one-car garage with concrete floor and overhead door is located at the rear, ideal for deliveries or additional storage needs. Inside, a well-appointed break room with a kitchenette provides a comfortable space for staff to recharge. The sheetrock walls throughout ensure a polished, contemporary look, perfect for various business needs. With its clean presentation, new flooring, many updates and strategic layout, this property offers a turnkey solution for your commercial ambitions. Situated in the heart of Wadena, it provides an excellent location for accessibility and business growth. Don't miss the opportunity to elevate your business in this highly functional and versatile space.

Additional Details:

Year Built	1949
Lot Acres	0.16
Lot Dimensions	50x139x50x139
Garage Stalls	1
School District	2155
Taxes	\$2,374
Taxes with Assessments	\$2,374
Tax Year	2024

Additional Features:

Fuel: Natural Gas **Garage:** 1 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected

Driving Directions:

At intersection Hwy 10 and 71 in Wadena go south 3 1/2 BLK's



Listed By:
Coldwell Banker Realty

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