



Affinity
REAL ESTATE INC

MLS 6430152 Lake Land

\$399,000

Description:

Prime opportunity to invest in a commercial pad site with views of the Mississippi River. Situated strategically on the Washington Street (Hwy 210) corridor, this location serves as a vital connector between Brainerd and Baxter. Businesses positioned here will benefit from high traffic counts and great visibility. MNDOT has scheduled to reconstruct a 3/4 intersection to access the property in 2026-2027. Site plan renderings have been drawn providing concept layouts for a drive-thru location or an office-retail building.

Additional Details:

Lot Acres	2.38
Lot Dimensions	288' x Irregular
School District	181
Taxes	\$4,194
Taxes with Assessments	\$4,194
Tax Year	2025

Additional Features:

Driving Directions:

From Hwy 210/371 intersection in Baxter - East on Washington Street (Hwy 210) - Property is the NE corner of Washington Street and NW 2nd Street



Listed By:
Close-Converse Commercial Prop

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



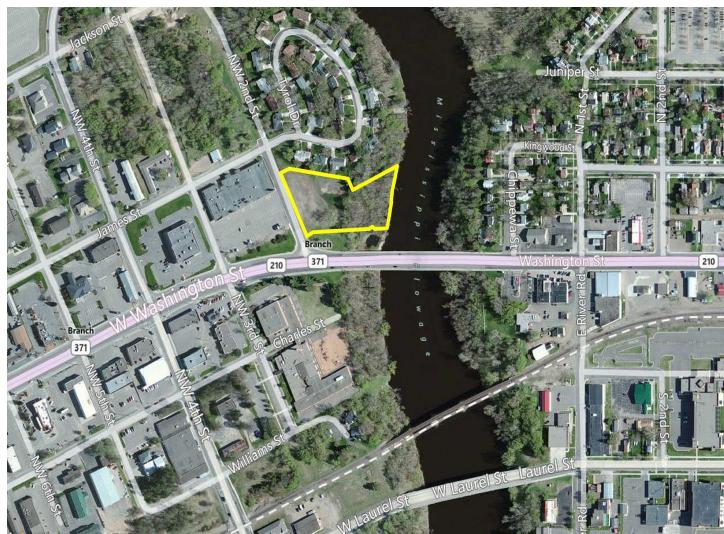
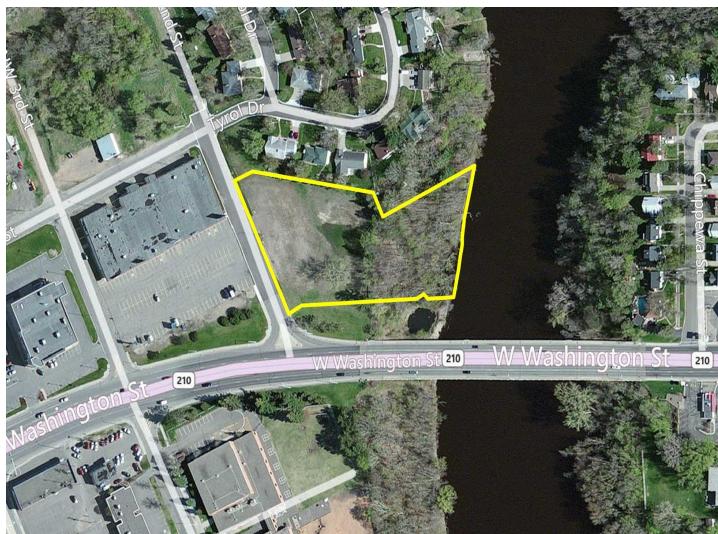
Call Affinity Real Estate

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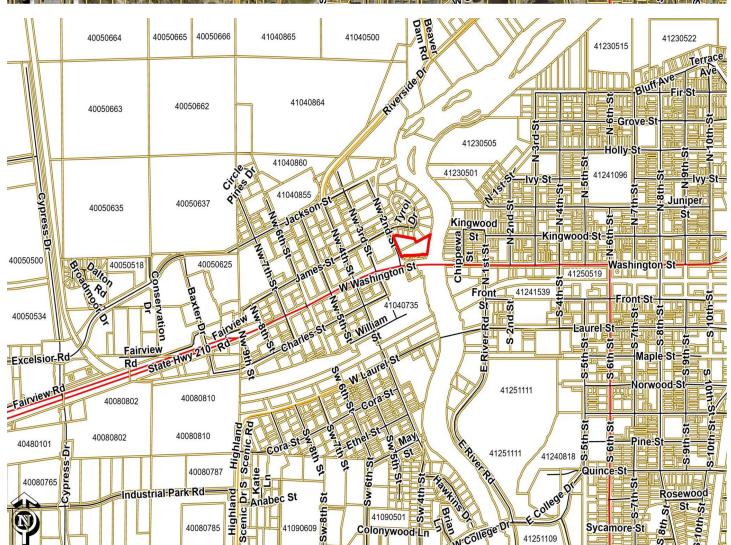
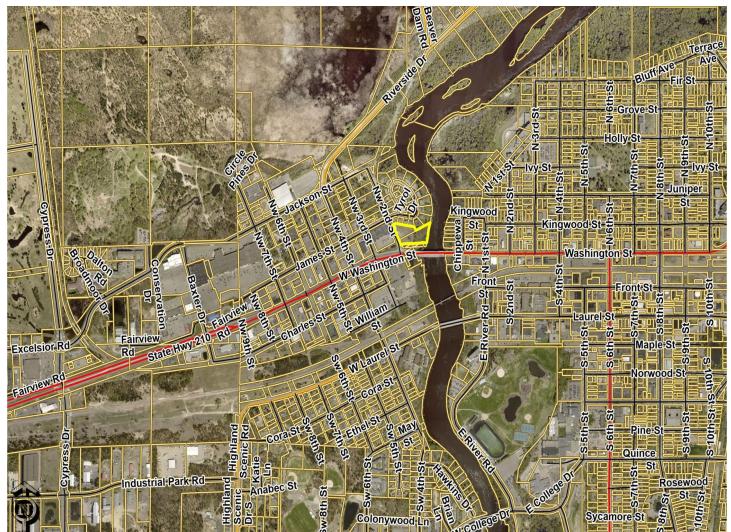
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