MLS 6575566 Commercial

$600,000

305 Washington Street
Brainerd MN 56401

Status: Pending

Description:

Prime commercial, multi-tenant investment opportunity awaits! Excellent location and curb appeal in this 6,387 sq. ft, 5 tenant building, with all units having long term tenants in place! High visibility, high traffic counts and an additional lot that provides ample parking, along with additional lease options for parking spaces. Each rental space has a private entrance, covered roadside patio, bathroom, mechanical room and tenants pay all of their own utilities. This building has been well maintained with a Nor-son Construction remodel in 2012 and fully adhered roof that is in excellent condition. Check out this well-maintained property!

Additional Details:

Year Built	1960
Lot Acres	0.46
Lot Dimensions	150x135
Taxes	$10,073
Taxes with Assessments	$10,098
Tax Year	2023

Additional Features:

Basement: None **Fuel:** Natural Gas **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

On the corner of Washington St. and NW 4th St. (Across from Walgreen's). 305 W. Washington St.

Broker Reciprocity

Listed By:
Edina Realty, Inc.

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
218-237-3333
info@affinityrealestate.com

Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470

website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

$600,000
MLS 6575566 Commercial
305 Washington Street
Brainerd MN 56401

website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

$600,000
MLS 6575566 Commercial
305 Washington Street
Brainerd MN 56401

website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



$600,000
MLS 6575566 Commercial
305 Washington Street
Brainerd MN 56401

©2026 Acme Webwerks - Affinity Real Estate Inc - Licensed in Minnesota - Brochure v.2019.05.23.2 - 216.73.216.135 - 2026.11.23 21:19:22

website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

$600,000
MLS 6575566 Commercial
305 Washington Street
Brainerd MN 56401

©2026 Acme Webwerks - Affinity Real Estate Inc - Licensed in Minnesota - Brochure v.2019.05.23.2 - 216.73.216.135 - 2026.11.23 21:19:22

website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



$600,000
MLS 6575566 Commercial
305 Washington Street
Brainerd MN 56401

©2026 Acme Webwerks - Affinity Real Estate Inc - Licensed in Minnesota - Brochure v.2019.05.23.2 - 216.73.216.135 - 2026.11.23 21:19:22