



MLS 6576861 Commercial Sale

**\$299,000**

**Description:**

Unlock profitable business potential with this impeccably maintained 7,000 sq ft commercial building in downtown Wadena. Currently featuring spacious, finished offices, this exceptional property also offers flexibility to reconfigure the layout to suit your specific needs. The building is fully handicapped accessible, from the front entrance, to the bathrooms, offices, kitchen, and back entrance. Additionally, the 1,200 sq ft multi-car garage,—accessible via the alley with an overhead door, service door, and convenient ramp—is perfect for deliveries and/or storage. With its all-new flooring, new rubber roof, and numerous updates, this turnkey property is ready to support and elevate any business. Don't miss the chance to grow or expand in this versatile and highly functional space.

**Additional Details:**

|                        |               |
|------------------------|---------------|
| Year Built             | 1949          |
| Lot Acres              | 0.16          |
| Lot Dimensions         | 50x140x50x140 |
| Garage Stalls          | 4             |
| School District        | 2155          |
| Taxes                  | \$2,374       |
| Taxes with Assessments | \$2,374       |
| Tax Year               | 2024          |

**Additional Features:**

**Fuel:** Natural Gas **Garage:** 4 **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

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**



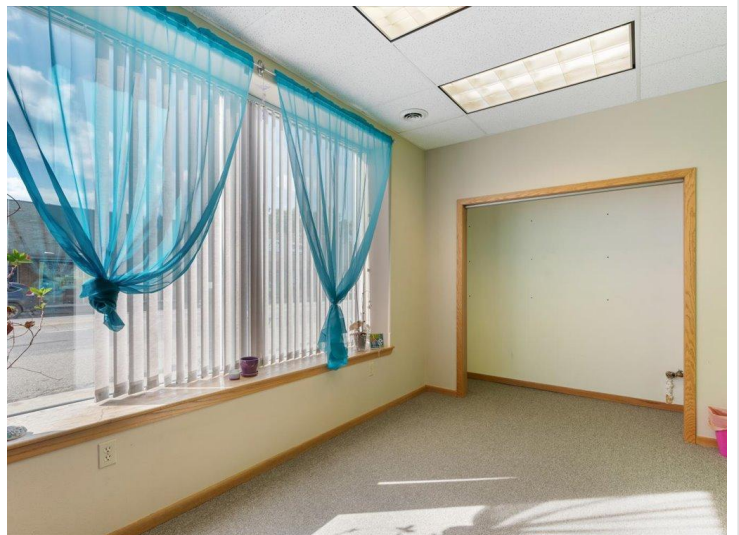
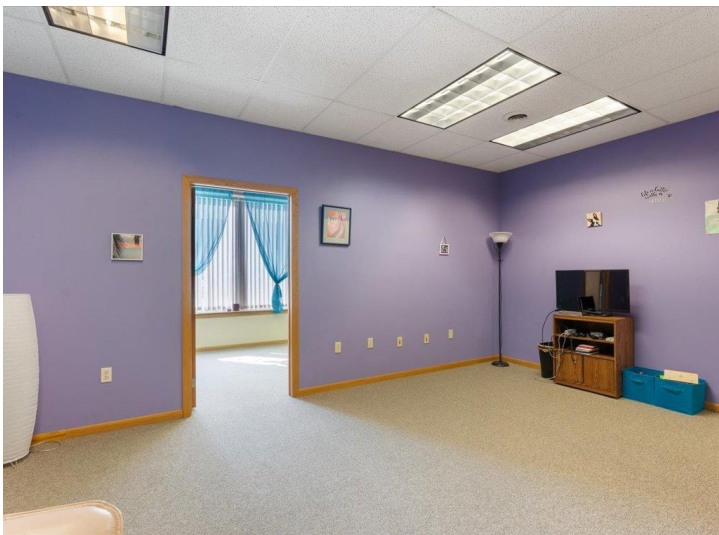
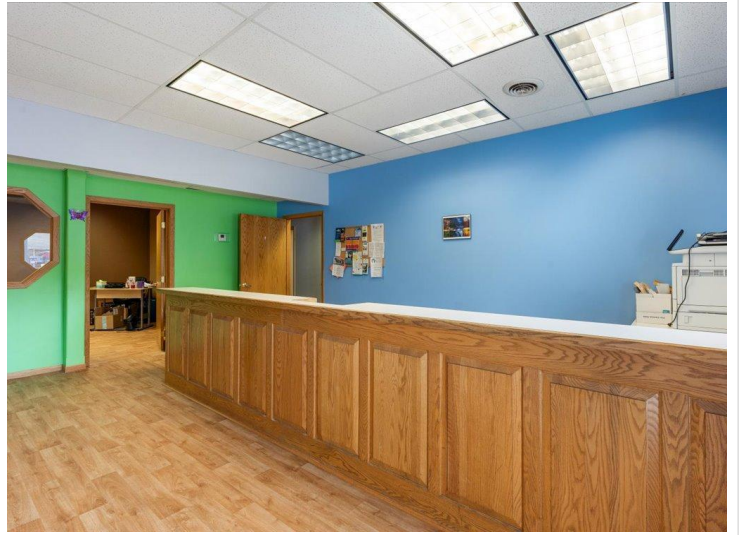
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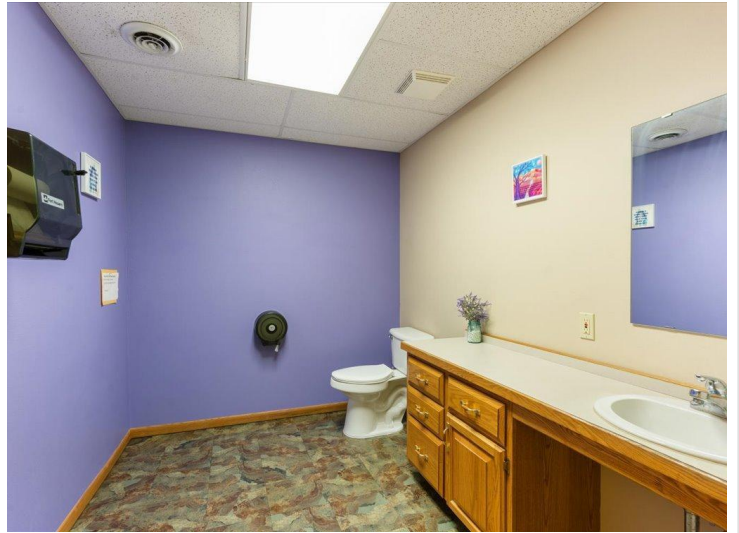
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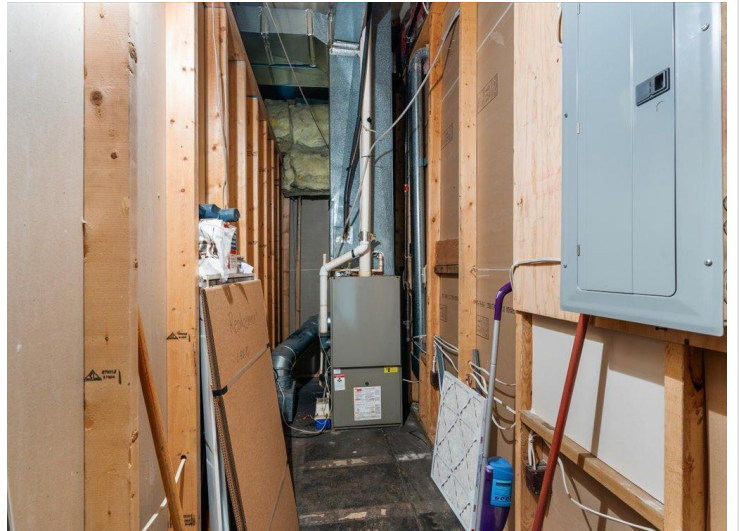
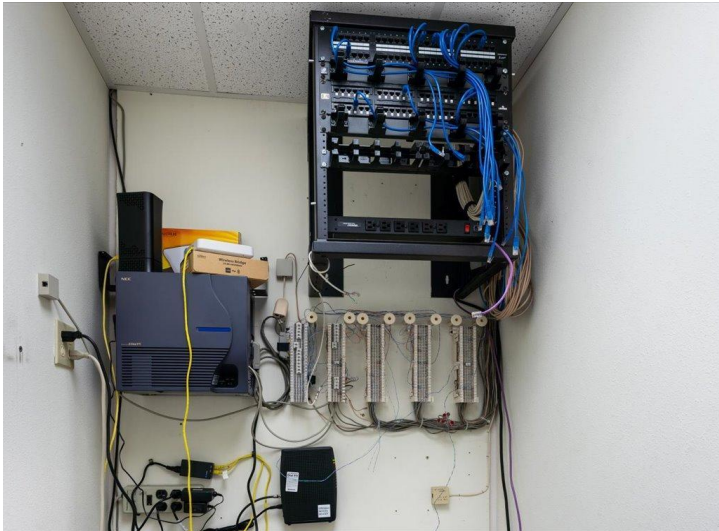
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FLOOR PLAN CREATED BY CURBCASA APP; MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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