



MLS 6647176 Commercial

**\$2,000,000**

603-625 Oak Street  
Brainerd MN 56401

Status: Active

**Description:**

PRICE REDUCED TO \$2,000,000! (Originally \$2,300,000). Discover an exceptional investment opportunity with this prime strip center, located at a high-visibility, stoplight-controlled intersection in Brainerd. Oak Place is a well-maintained, multi-tenant building boasting 90% occupancy, offering immediate income potential. Tenants enjoy excellent access and high traffic flow, with the added benefit of being within walking distance of downtown businesses, restaurants, parks, and more. This is your chance to acquire a highly sought-after property in a bustling area, ensuring a solid return on investment while becoming part of Brainerd's vibrant community!

**Additional Details:**

Year Built	1950
Lot Acres	1.03
Lot Dimensions	300x150
School District	181
Taxes	\$23,388
Taxes with Assessments	\$23,388
Tax Year	2025

**Additional Features:**

**Fuel:** Natural Gas **Heat:** Forced Air

**Driving Directions:**

From Hwy 210 (Washington Street) / Hwy 371 (S 6th Street) intersection in Brainerd - South on S 6th Street - Oak Place is the NE corner of S 6th Street and Oak Street



Listed By:  
Close-Converse Commercial Prop

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**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**

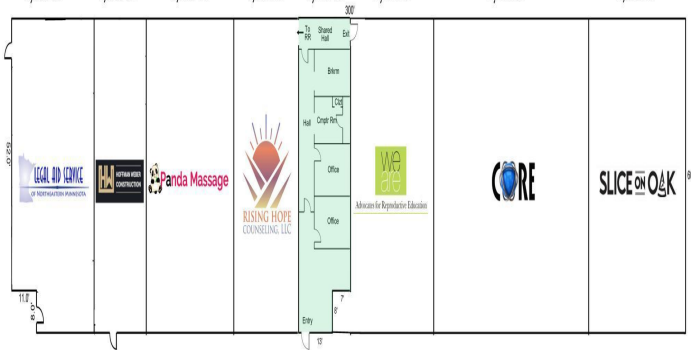


**Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470**



AVAILABLE!

Suite 603	Suite 607	Suite 609	Suite 611	Suite 613	Suite 615	Suite 617	Suite 625
2,006 SF	1,500 SF	2,233 SF	1,658 SF	1,242 SF	2,214 SF	4,140 SF	2,580 SF



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