



MLS 6700322 Commercial

\$2,450

210 5th Street Brainerd MN 56401

Status: Active

## **Description:**

Excellent opportunity to invest in a multi-level office-warehouse building in West Brainerd! Property is centrally located between Brainerd and Baxter, near many major amenities and area businesses. Spacious office section contains 7 offices, 2 conference rooms, 3 restrooms, a locker room & shower plus an upper level deck - ideal for an owner-occupier or to lease out. Expansive warehouse is comprised of 2 shops, an office, and 6 drive-in doors plus a large paved parking lot. Prime opportunity for an office-service business seeking affordable space in a great location! Purchase the entire property or lease just the office.

#### **Additional Details:**

 Year Built
 1994

 Lot Acres
 0.64

 Lot Dimensions
 200x140

 School District
 181

 Taxes
 \$9,828

 Taxes with Assessments
 \$9,828

 Tax Year
 2025

# **Additional Features:**

Fuel: Natural Gas Heat: Forced Air

### **Driving Directions:**

From Hwy 210/371 intersection in Baxter - East on Hwy 210 (Washington St) approx. 1 1/4 miles - South on NW 5th St - Property is on the East in between Charles St and Williams St



Listed By: Close-Converse Commercial Prop

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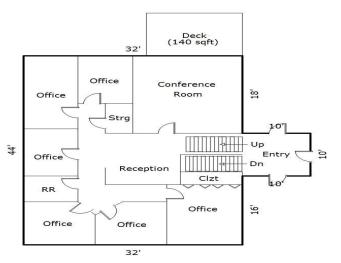




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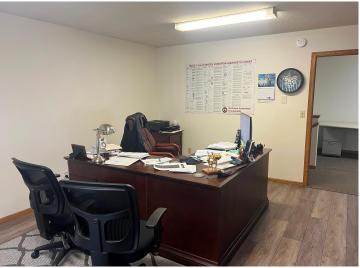












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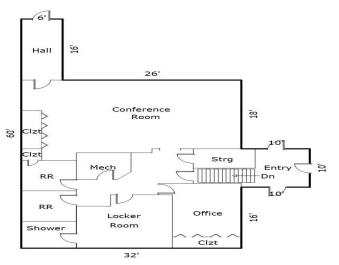


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