



MLS 6706091 Commercial

**\$449,000**

22 Washington Street  
Brainerd MN 56401

Status: Active

**Description:**

Exceptional opportunity to secure a highly visible, high-traffic corner lot along the busy Washington Street corridor in Brainerd. This premier commercial site offers outstanding exposure and accessibility—an ideal location for redevelopment or repositioning. The property currently features a former car dealership building with showroom space, offices, multiple shops with drive-in doors, and ample storage, providing immediate utility or a strong foundation for future development. Don't miss your chance to capitalize on one of Brainerd's most strategic commercial locations.

**Additional Details:**

Year Built	1936
Lot Acres	0.68
Lot Dimensions	206x145
Garage Stalls	3
School District	181
Taxes	\$6,528
Taxes with Assessments	\$6,528
Tax Year	2025

**Additional Features:**

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

**Driving Directions:**

From Hwy 210 (Washington Street) / Hwy 371 (S 6th Street) intersection in Brainerd - West on Washington Street 5 blocks - Property is the SW corner of Washington Street and N 1st 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

**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



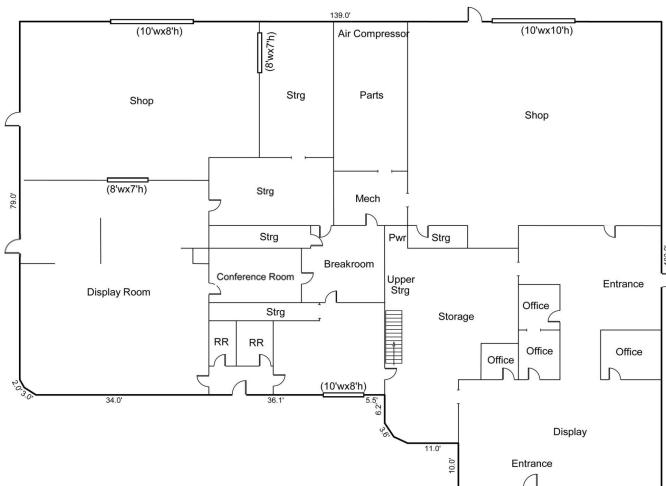
Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377



**\$449,000**  
MLS 6706091 Commercial  
22 Washington Street  
Brainerd MN 56401



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377



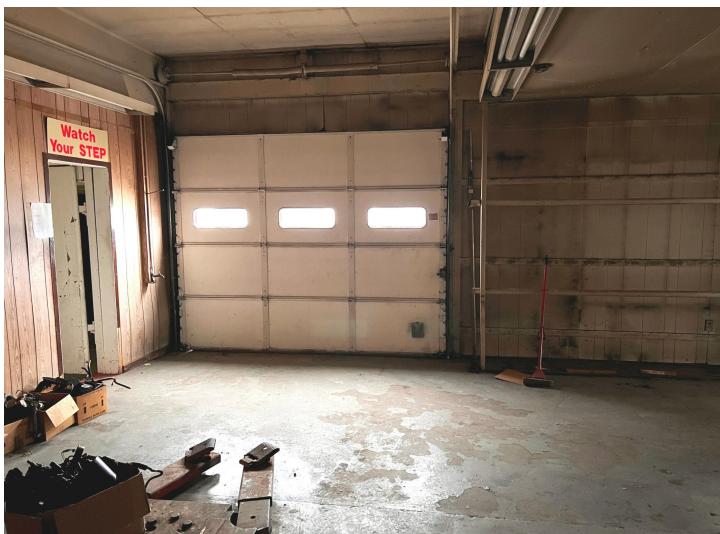
**\$449,000**  
MLS 6706091 Commercial  
22 Washington Street  
Brainerd MN 56401



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377



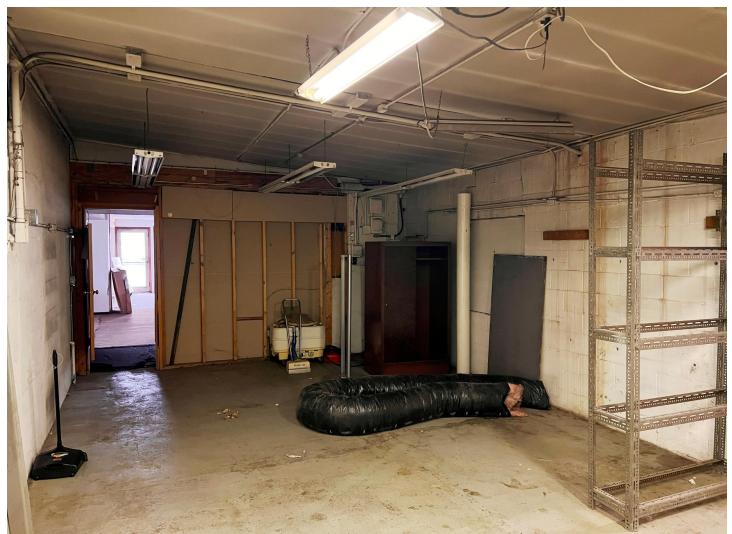
**\$449,000**  
MLS 6706091 Commercial  
22 Washington Street  
Brainerd MN 56401



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377



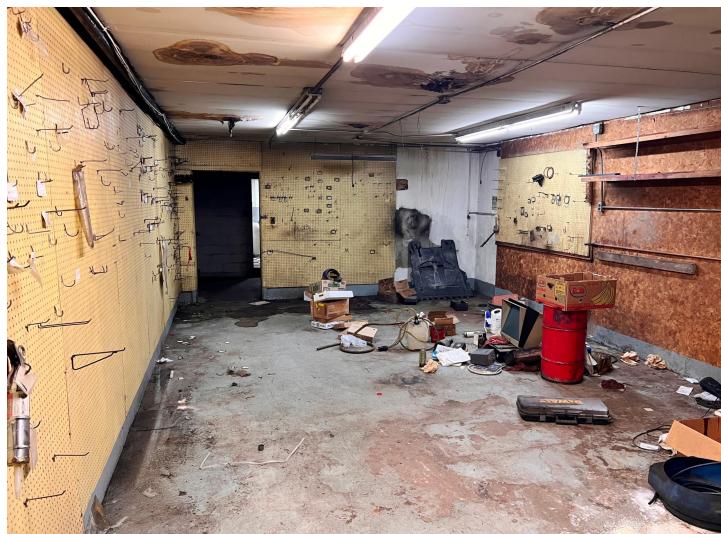
**\$449,000**  
MLS 6706091 Commercial  
22 Washington Street  
Brainerd MN 56401



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377



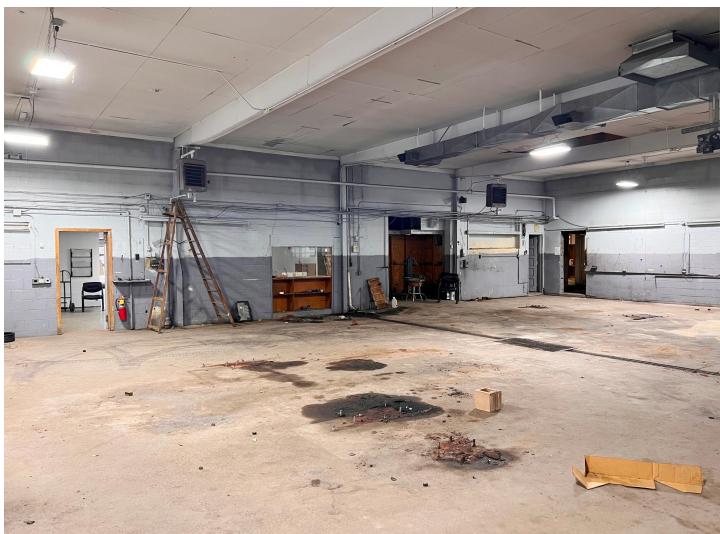
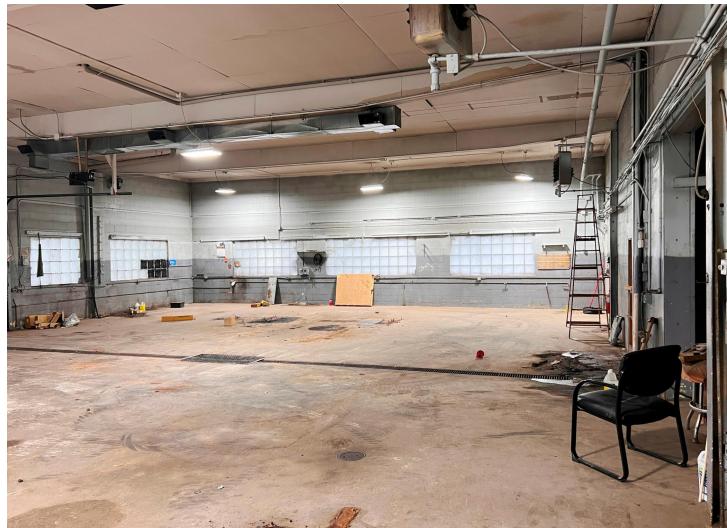
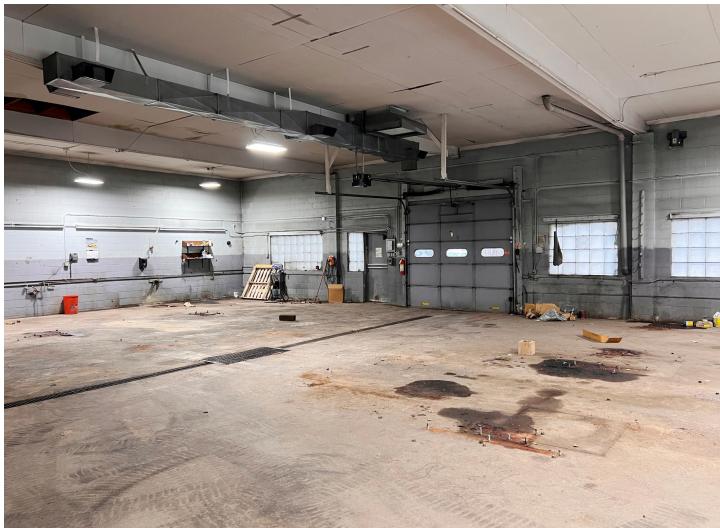
**\$449,000**  
MLS 6706091 Commercial  
22 Washington Street  
Brainerd MN 56401



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377



**\$449,000**  
MLS 6706091 Commercial  
22 Washington Street  
Brainerd MN 56401



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377



**\$449,000**

MLS 6706091 Commercial  
22 Washington Street  
Brainerd MN 56401