



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

 Garage Stans
 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

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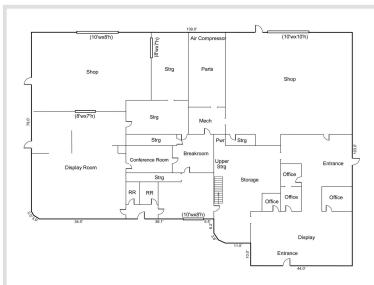






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