



Affinity
REAL ESTATE INC

MLS 6720097 Commercial

\$10

1903 6th Street
Brainerd MN 56401

Status: Active

Description:

AVAILABLE LEASE SPACE: Suite D: 2,907 SF Rentable (2,692 SF Usable + 215 SF Common). Operating Expenses are \$6.01/SF/YR (Includes Taxes, Insurance, CAM, Water, Electric & Gas).

Professional medical office building located on the busy S 6th Street corridor in Brainerd. Excellent opportunity to move or expand into turn-key medical office space within this large complex currently containing orthodontics and dermatology. This location is surrounded by a growing medical community as well as numerous other service businesses. Enjoy easy access, ample parking and a gorgeous common area foyer.

Additional Details:

Year Built	1982
Lot Acres	1.54
Lot Dimensions	240x280.23
School District	181
Taxes	(unreported)
Taxes with Assessments	(unreported)
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 - East on Wright Street - Property is the SE corner of S 6th Street and Wright 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

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