MLS 6745900 Commercial

$2,500,000

506 James Street
Brainerd MN 56401

Status: Active

Description:

Excellent office-warehouse facility for sale or lease in Brainerd, MN! Formerly home to a newspaper print operation, this expansive and versatile property offers a rare combination of office and industrial space just off the high-traffic Washington Street corridor. The front office section features a welcoming reception area, spacious open work zones, 10 private offices, a conference room, and a kitchen/dining area—perfectly suited for a range of professional uses. The impressive warehouse portion includes a large open warehouse with one overhead door, a dedicated receiving room with loading dock access, and a secondary warehouse equipped with four overhead doors, allowing for flexible workflow and logistics. Whether you're looking to expand operations, relocate your business, or invest in a multi-functional property in a central Brainerd location—this property delivers outstanding accessibility, and potential. Building: 27,402 SF Total; Main Level: 26,338 SF Total (Office Area: 12,319 SF & Warehouse Area: 14,019 SF); Upper Level: 1,064 SF (264 SF & 800 SF)

Additional Details:

Year Built	1989
Lot Acres	1.82
Lot Dimensions	Bldg: 140' x 370' and Land: 140' x 200'
Garage Stalls	5
Taxes	$46,268
Taxes with Assessments	$46,268
Tax Year	2025

Additional Features:

Fuel: Natural Gas **Heat:** Boiler

Driving Directions:

From Hwy 210/371 intersection in Baxter - East on Hwy 210 (Washington St) approx. 1 1/4 miles - North on NW 5th St - Property is the SE corner of NW 5th St and James St

Broker Reciprocity

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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