



MLS 6800709 Commercial

\$14

7953 College Road
Baxter MN 56425

Status: Active

Description:

Business Relocating - Property Available January 1st, 2026. Lease is for Entire Building Only.

Prime opportunity in the Baxter Industrial Park! Available for sale or lease, this versatile industrial office building is ideal for a wide range of businesses. Owners and occupants alike will appreciate the flexibility—purchase and occupy the entire property, or just half, and generate income by leasing out the remainder. Each side of the building offers a spacious warehouse with an overhead door, an open reception area, one to three private offices, a private restroom, and a mechanical room. Positioned near the highly visible and easily accessible College Road & Cypress Drive roundabout, this property combines convenience, functionality, and strong visibility. Perfect for growing businesses, service providers, or investors seeking a professional space in the heart of Baxter's thriving industrial district.

Additional Details:

| | |
|------------------------|-----------------|
| Year Built | 1998 |
| Lot Acres | 1.62 |
| Lot Dimensions | 233x305x232x305 |
| Garage Stalls | 2 |
| School District | 181 |
| Taxes | \$9,782 |
| Taxes with Assessments | \$12,820 |
| Tax Year | 2025 |

Additional Features:

Fuel: Natural Gas **Heat:** Forced Air, Space Heater

Driving Directions:

From Hwy 210/371 intersection in Baxter - South on Hwy 371 - East on College Road - Property is on the right (south) just before the College Road & Cypress Drive round-a-bout



Listed By:
Close-Converse Commercial Prop

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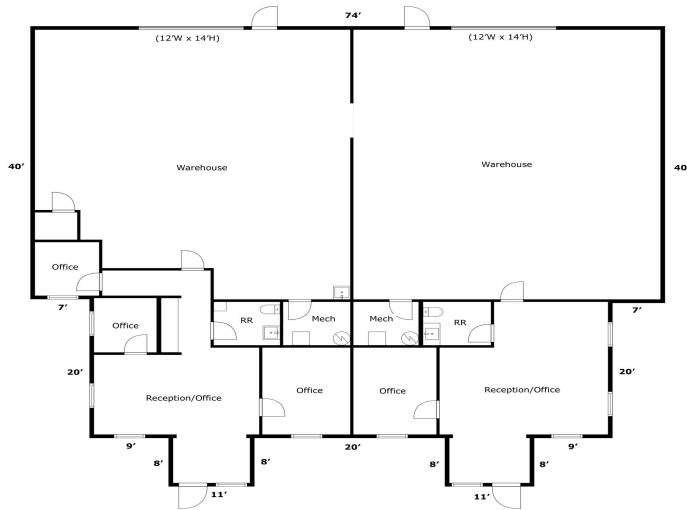
Call Affinity Real Estate

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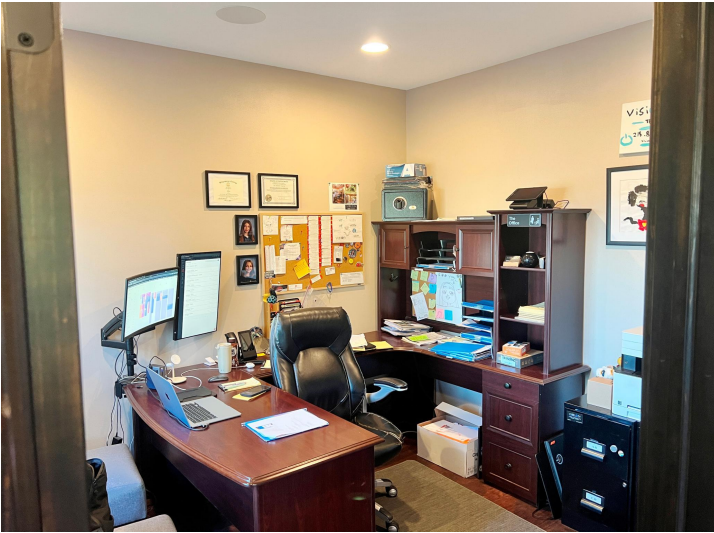
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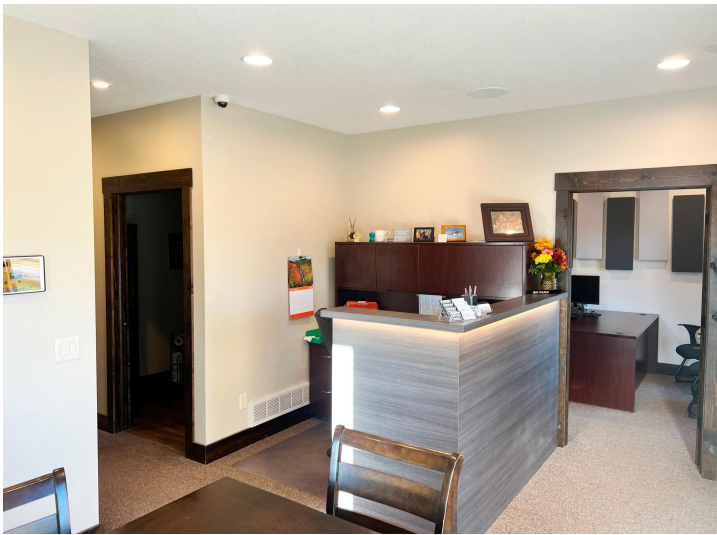
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