



MLS 6813469 Commercial

**\$299,900**

309 Jefferson Street  
Wadena MN 56482

Status: Active

**Description:**

Downtown Wadena Commercial Building for Sale!

Here's your chance to own a great commercial property in the heart of downtown Wadena! This versatile building features five commercial spaces, offering excellent income potential and flexibility for future tenants.

A dedicated 6,300 sq. ft. parking lot plus additional Main Street parking ensures convenient access for customers and employees.

The building has 3 phase electric making it ideal for heavy industrial machinery!

At the back of the building, you'll find a 4,350 sq. ft. cold storage/warehouse with alley access and an overhead garage door, perfect for storage, deliveries, or light industrial use.

Whether you're an investor looking for rental opportunities or a business owner seeking your own space, this property offers outstanding potential in a prime location!

**Additional Details:**

|                        |           |
|------------------------|-----------|
| Year Built             | 1950      |
| Lot Acres              | 0.482     |
| Lot Dimensions         | 150'x140' |
| School District        | 1053      |
| Taxes                  | \$3,970   |
| Taxes with Assessments | \$3,970   |
| Tax Year               | 2025      |

**Additional Features:**

**Fuel:** Array **Heat:** Baseboard, Boiler **Sewer:** City Sewer/Connected **Water:** City Water/Connected

**Driving Directions:**

South on hwy 71 from intersection of 10&71



Listed By:  
Hinkle Realty

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