



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.

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:

1950 Year Built Lot Acres 0.48 Lot Dimensions 150'x140' School District 2155 Taxes \$3.970 Taxes with Assessments \$3,970 Tax Year 2025

Additional Features:

Fuel: Natural Gas 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

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 218-237-3333 info@affinityrealestate.com







Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470











 $website: www. Affinity Real Estate.com \mid email: info@affinity realestate.com \mid office: 218-237-3333 \mid fax: 218-237-3377 \mid fax: 218-237-377 \mid$



\$299,900 MLS 6813469 Commercial 309 Jefferson Street Wadena MN 56482