



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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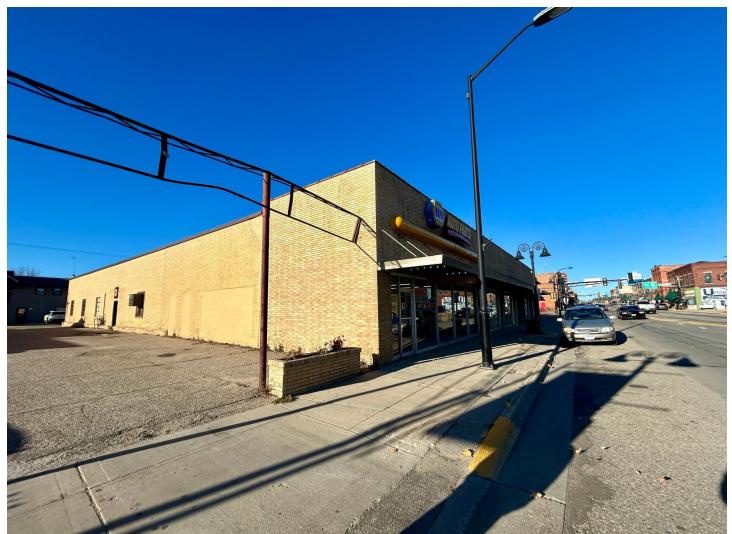
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