



MLS 6821375 Commercial

\$1,500

517 4th Street Brainerd MN 56401

Status: Active

#### **Description:**

Discover flexible office opportunities at the Wildwood Office Center, offering both upper and lower level suites at an affordable gross lease rate. Lease a single suite or combine multiple spaces to fit your growing office-service business. This turn-key property is ideally positioned just off the high-traffic Hwy 210 / Washington Street corridor, providing excellent visibility and convenience. Located along NW 4th Street near Walgreens, you'll enjoy easy access, strong traffic counts, and a professional setting ready for immediate occupancy. Let Wildwood Office Center be the perfect home for your business.

#### **Additional Details:**

Year Built 1994 Lot Acres 0.6 Lot Dimensions

175'x150'

School District 181 Taxes \$5,976 Taxes with Assessments \$5.976 Tax Year 2025

### **Additional Features:**

Fuel: Natural Gas Heat: Forced Air

## **Driving Directions:**

From Hwy 210/371 intersection in Baxter - East on Hwy 210 (Washington St) - South on NW 4th Street - After James Street, the property is the 2nd building on the West



Listed By: Close-Converse Commercial Prop

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# Lower Level











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