



MLS 6824339 Commercial

\$395,000

1205 Nokomis
Alexandria MN 56308

Status: Active

Description:

Prime Location on N Nokomis!

High visibility and steady traffic make this 1-acre property an exceptional opportunity for both commercial and residential use. Located in the desirable B-1 General Business district, it offers outstanding market presence and a wide range of permitted uses.

Ideal for retail, professional services, or customer-facing businesses, this property also features a solid 4-bedroom, 2-story single-family residence—perfect for owner occupancy, rental income, or conversion into office space. With approximately 3,000 sq. ft., the home is suitable for year-round use and includes over 1,200 sq. ft. on the main level, featuring a kitchen, dining room with fireplace, living room, porch, entry/laundry room, and a main-floor bath. The upper level offers four bedrooms and an additional bath.

Two detached outbuildings, each approximately 24' x 40', provide excellent options for garage space, storage, or expanded business operations.

Whether you're looking to establish your business, generate rental income, or utilize both, this versatile property in a highly sought-after location is worth a serious look. Explore the potential today!

Additional Details:

Year Built	1900
Lot Acres	1.04
Lot Dimensions	130x349x130x349
Garage Stalls	4
School District	1015
Taxes	\$7,494
Taxes with Assessments	\$7,494
Tax Year	2025

Additional Features:

Concrete, Storage Space, Unfinished Fuel: Array Garage: 4000 sq. ft. Hardwood Air: Sewer: City Sewer/Connected Water: Well Air
Listed By: Century 21 First Realty, LLC

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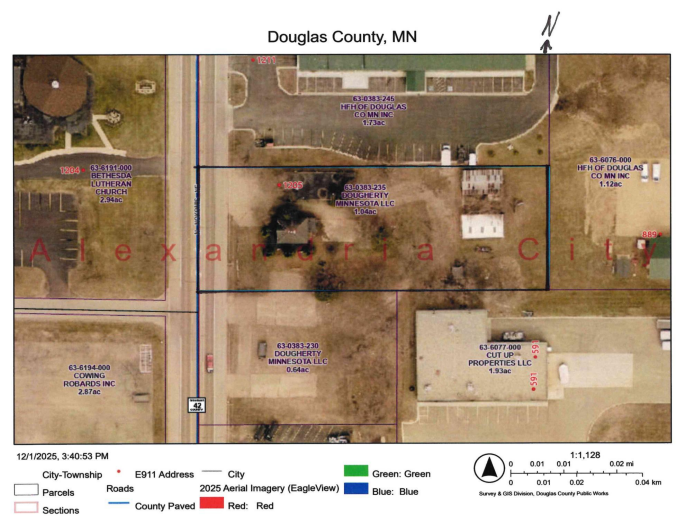
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