



MLS 7004810 Commercial

**\$899,900**

116 Ash Avenue  
Wadena MN 56482

Status: Active

**Description:**

Excellent income-producing commercial property on a large corner lot near downtown Wadena featuring 3 buildings and 4 total units with over 11,000 sq ft of usable space. Current uses have included or do currently include an automotive body shop, a professional counseling center with multiple offices--boardroom, restrooms, breakroom--as well as a separate office building offering additional workspace, offices, and/or rental potential. Property also includes a 3 bed / 1 bath home with extra lot for added income or owner use. High-visibility location on Highway 10 with multiple parking areas, and flexible mixed-use configuration make this ideal for investors or owner-operators seeking strong cash flow and long-term potential.

**Additional Details:**

Year Built	1950
Lot Acres	0.688
Lot Dimensions	300x150
Garage Stalls	2
School District	1053
Taxes	\$11,714
Taxes with Assessments	\$11,714
Tax Year	2025

**Additional Features:**

**Fuel:** Array **Garage:** 2 **Heat:** Baseboard, Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected

**Driving Directions:**

Located in Wadena on the corner of Highway 10 and 2nd Street. Entrance is off 2nd Street.



Listed By:  
Hinkle Realty

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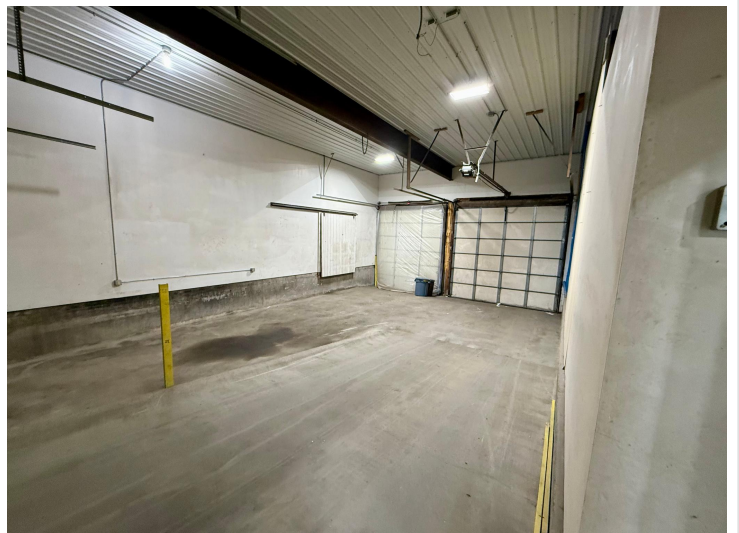
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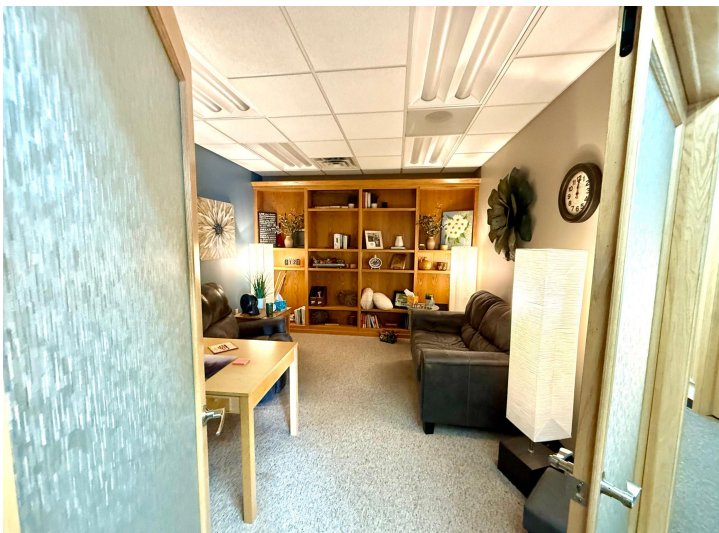
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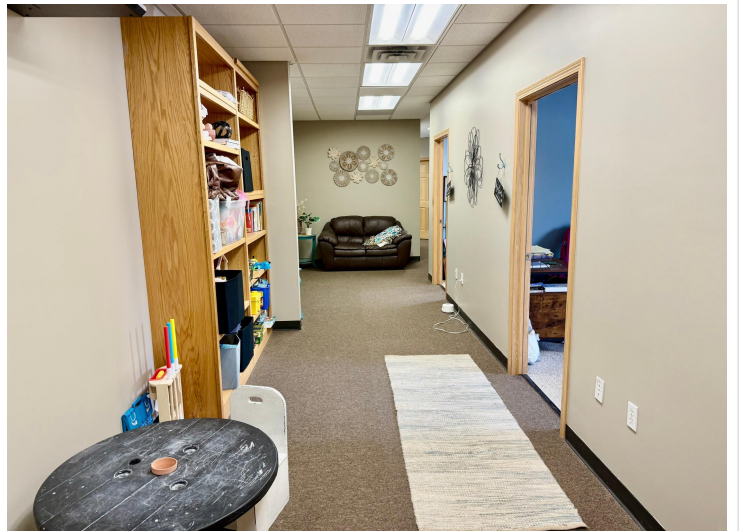
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### Body Shop



04/13/2024

### House



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### Vacant lot



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