



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	2155
Taxes	\$11,714
Taxes with Assessments	\$11,714
Tax Year	2025

**Additional Features:**

**Fuel:** Electric, Natural Gas **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

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**

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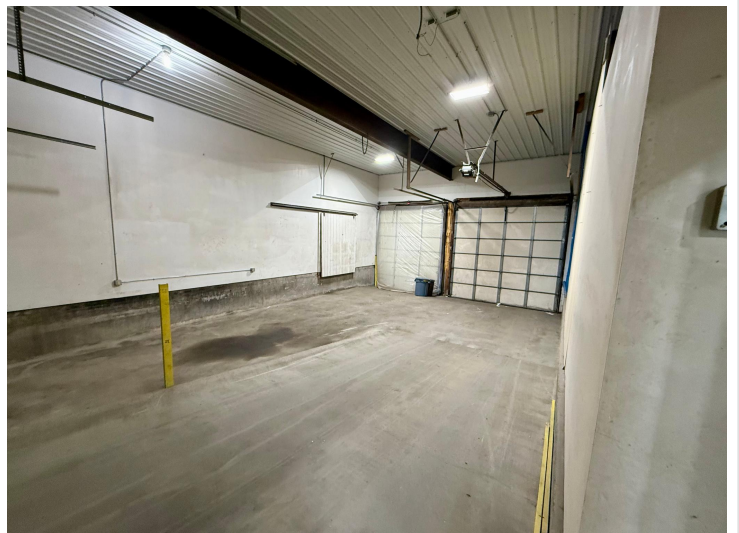
Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



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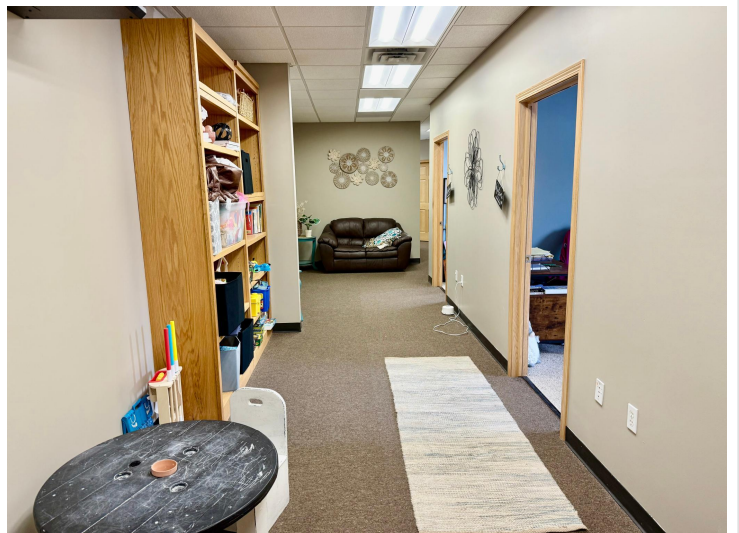
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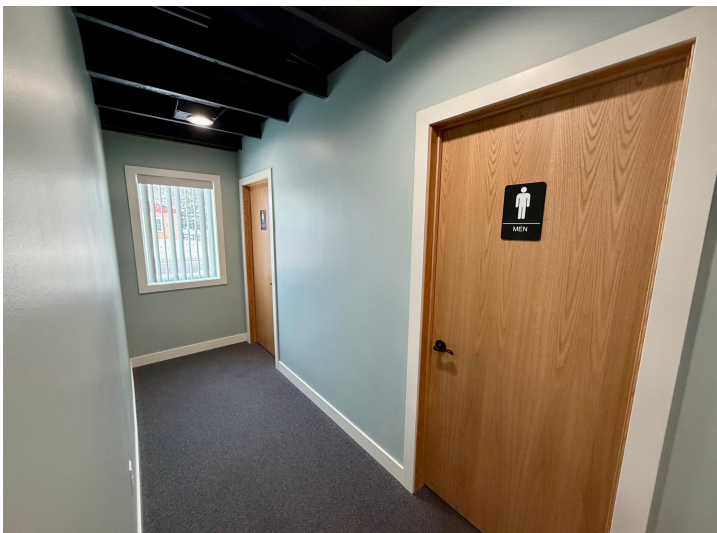
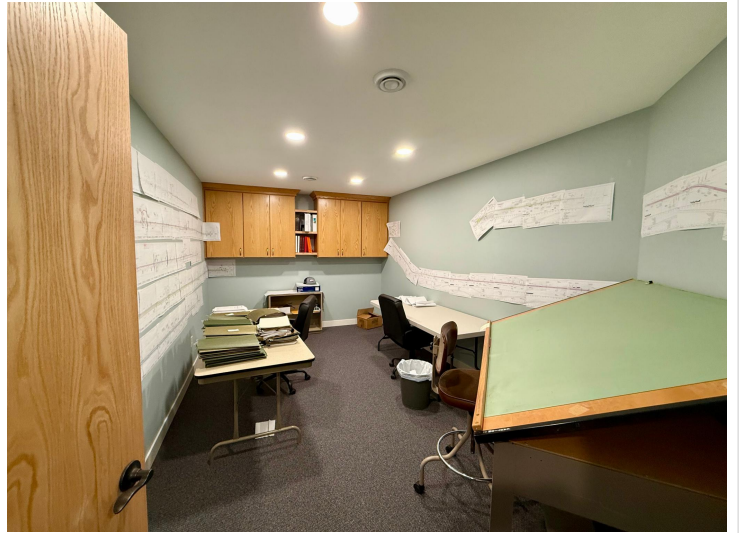
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### Body Shop



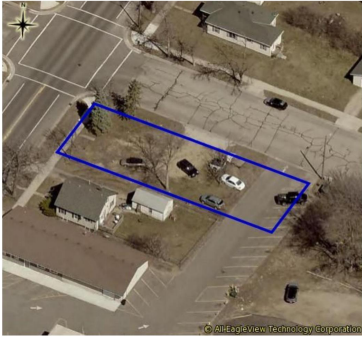
04/13/2024

### House



04/13/2024

### Vacant lot



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