



MLS 7022959 Commercial

**\$275,000**

318 Broadway Avenue  
Little Falls MN 56345

Status: Active

**Description:**

For the ambitious investor! This versatile multi-use building offers a prime opportunity to add value and build instant equity. Much of the heavy lifting has already been completed, allowing you to step in, finish the remaining improvements, and maximize your return. Ideal for an owner-user or investor looking to customize space for multiple potential uses. A major capital improvement has already been taken care of with a new roof installed in Summer 2025. Bring your vision, complete the work to your standards, and unlock this property's full income-producing potential.

**Additional Details:**

Year Built	1931
Lot Acres	0.26
Lot Dimensions	irr
School District	1795
Taxes	(unreported)
Taxes with Assessments	(unreported)
Tax Year	2025

**Additional Features:**

**Basement:** Full, Unfinished **Fuel:** Array **Heat:** Baseboard, Boiler **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Wall Unit(s)

**Driving Directions:**

West of river in Little Falls on West Broadway/Hwy 27 - on N side of road -300 blk



Listed By:  
Edina Realty, Inc.

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Call Affinity Real Estate

**218-237-3333**

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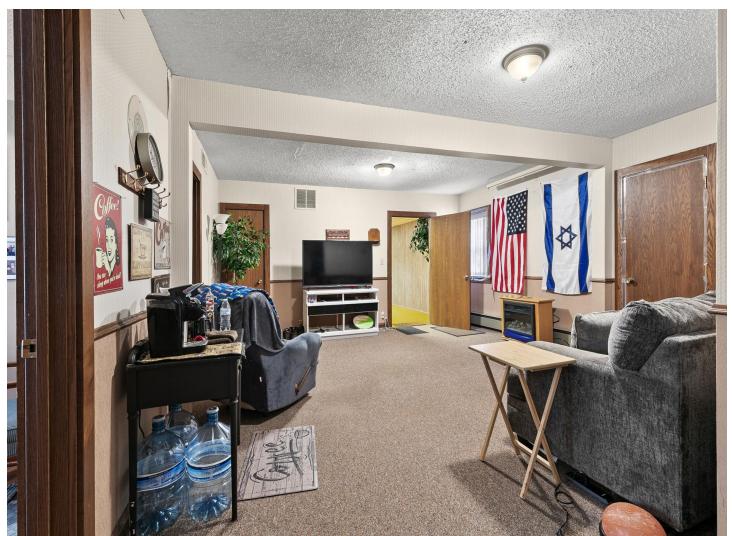
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