



MLS 7023060 Commercial

\$1,595,000

17753 State Highway 371
Brainerd MN 56401

Status: Active

Description:

A rare opportunity awaits in the heart of Minnesota's lake country! This well-established cabinet shop, ideally located along busy State Highway 371 in the Brainerd Lakes Area, is now ready for new ownership. With an impressive 279 feet of highway frontage, this property offers maximum visibility and high traffic exposure—perfect for drawing both local and seasonal clientele. The property spans 2.81 acres and features a thoughtfully designed layout that includes 13,200 square feet of manufacturing and warehouse space alongside an additional 3,456 square feet dedicated to an attractive sales center and professional office area. The facility has been carefully maintained and is fully equipped with everything needed for a seamless transition, allowing a new owner to step right in and continue operations without interruption. Inside the manufacturing area, you'll find a complete lineup of high-quality woodworking and cabinetry production equipment, all included in the sale. The space is well organized for efficient workflow, featuring designated areas for cutting, assembly, finishing, and storage. The warehouse portion provides generous room for materials, inventory, and completed orders, with easy access for loading and shipping. The building is designed with both functionality and safety in mind, boasting durable construction, excellent lighting, and ample power to handle a wide range of production demands.

The front-facing showroom and sales center offer a warm, professional environment ideal for meeting clients, presenting design options, and showcasing completed cabinetry projects. With its modern layout, display space, and finished interior, it creates a lasting impression on homeowners, contractors, and builders alike. The adjoining offices are well-suited for administrative work, design planning, and daily business operations, providing a comfortable and efficient workspace for management and staff.

Outside, a large paved parking area accommodates both customers and employees, with plenty of room for deliveries and service vehicles. The property's strategic location on one of the region's busiest highways makes it easily accessible to residents of Brainerd, Baxter, and the surrounding lakes area communities, as well as visitors drawn to northern Minnesota's thriving tourism, recreation, and building markets.

This sale includes not only the real estate and equipment but also delivery and installation service trucks, ensuring the business's full-service capabilities remain intact from day one. Whether you're an experienced woodworking professional, an entrepreneur seeking a turnkey manufacturing business, or an investor looking for a strong commercial asset in a high-visibility corridor, this property offers a rock-solid foundation for success. Opportunities like this—combining location, reputation, and complete operational readiness—are few and far between in the Brainerd Lakes Area. Step into ownership of a respected and fully functional cabinet business poised for continued growth, with all the tools, space, and exposure needed to make your vision a reality.



Listed By:
Edina Realty, Inc.

Year Built: 2003
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.
Lot Dimensions: 779x520
Garage Stalls: 2

School District: 896
Taxes: \$19,728
Taxes with Assessments: \$19,728



Call Affinity Real Estate

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