MLS 7034079 Commercial

$699,000

5401 Birchdale Road
Brainerd MN 56401

Status: Active

Description:

Positioned along the highly traveled Hwy 371 corridor near Brainerd International Raceway, this commercial investment property offers excellent visibility and easy access in a strong regional trade area. The building is currently occupied by Valley Pools & Spas, providing immediate tenant presence for investors. The property features a large retail showroom with supporting offices and storage areas, along with a warehouse and cold storage—both equipped with overhead doors for efficient operations and service access. With a functional layout, established tenant occupancy, and prime highway exposure, this property presents a compelling opportunity for investors seeking commercial real estate along one of Central Minnesota's busiest corridors.

Additional Details:

Year Built	1940
Lot Acres	3.08
Lot Dimensions	160.18' x 397.31'x 100' x 247.63' x 295' x 69.966' x 430.56' x 278.77' x 221.23'
Garage Stalls	3
Taxes	$7,028
Taxes with Assessments	$7,028
Tax Year	2025

Additional Features:

Fuel: Natural Gas **Heat:** Baseboard, Boiler, Space Heater

Driving Directions:

From the Baxter Hwy 371 / Hwy 210 stoplight intersection - North on Hwy 371 approx. 6.5 miles - Take the East exit at Gull Lake Dam Road then North on Birchdale Road - Property is on the East just after Tools & More

Broker Reciprocity

Listed By:
Close-Converse Commercial Prop

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.

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