



MLS 7048861 Commercial

\$0

403 3rd Avenue
Alexandria MN 56308

Status: Active



Description:

3,312 SF unfinished commercial unit for lease in a stunning, modern 2022 building! Located in the heart of downtown Alexandria with lake views, this versatile space offers endless potential, with the opportunity to customize the interior to fit your business needs. Designed with contemporary elegance, the building features sleek architectural details and an inviting atmosphere. This unit boasts high ceilings, large windows, and abundant natural light, creating an open, airy environment perfect for offices or creative endeavors. Lots of parking! Bathroom in unit. Building signage on 3rd Ave where 17,367 vehicles drive by per day! There is also foot/bike traffic on both the sidewalk and Central Lakes Trail. Woodland Dentistry and Real Films are also in building. Whether you envision a trendy boutique, innovative office space, or a stylish showroom, this unit can be transformed to meet your unique requirements! This office could be split. Schedule your showing today!

Additional Details:

Year Built	2022
Lot Acres	0.39
Lot Dimensions	Irregular
School District	1015
Taxes	\$37,660
Taxes with Assessments	\$37,660
Tax Year	2025

Additional Features:

Fuel: Array **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

From Broadway, take a right onto 3rd Ave. The property is on the left.



Listed By:
ConnCrete Realty Solutions

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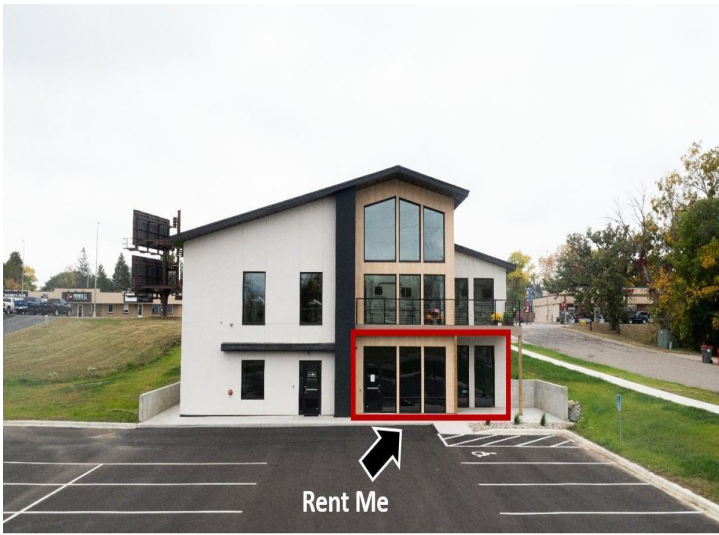
Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



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



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377

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