



MLS 7075994 Commercial

\$1,099,000

1301 Nokomis
Alexandria MN 56308

Status: Active

Description:

Position your business for maximum visibility in one of Alexandria's highest-traffic commercial corridors. This B1 General Business property on North Nokomis St offers outstanding exposure along a key commuter and lake-season route near downtown Alexandria and the Chain of Lakes, with an Annual Average Daily Traffic count of approximately 9,100 vehicles per day. Situated on a large 4-acre parcel, the property provides excellent accessibility, room for expansion, storage, parking, or future development potential. The main building features 7,795 sq ft, with an efficient layout that includes two private offices, two bathrooms, and flexible space suited for retail, service, showroom, office, storage, or multi-tenant operations. A detached 40'x48' building constructed in 2020 adds another 1,920 sq ft, ideal for inventory, equipment, workshop space, or expanded operations. Recent improvements include a new roof, furnace, and A/C units, helping reduce maintenance concerns and operating costs. Strong drive-by traffic and proximity to Alexandria's busy retail and recreation hubs make this a smart opportunity for businesses wanting year-round exposure with a major boost from summer lake traffic.

Additional Details:

Year Built	1983
Lot Acres	4
Lot Dimensions	132 x 1320
Garage Stalls	10
School District	206
Taxes	\$16,373
Taxes with Assessments	\$16,512
Tax Year	2026

Additional Features:

Basement: None **Fuel:** Natural Gas **Garage:** 10 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

North Nokomis St, directly South of Casey's Amusement Park



Listed By:
Counselor Realty Inc of Alex

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

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