MLS 7080508 Commercial

$750,000

1002 Laurel Street
Brainerd MN 56401

Status: Active

Description:

Currently setup for daycare facility but many other potential opportunities await!! Spacious Facility with Room to Grow. Convenient location with tremendous potential. This turnkey property is fully equipped and ready for operation, making it ideal for an owner-operator or investor looking to expand in the childcare industry. The large building features multiple daycare rooms designed for various age groups, several bathrooms, a welcoming reception/desk area, private office space, and ample storage throughout the facility. A fully equipped commercial kitchen is included with the sale, along with all daycare-related furniture, equipment, and supplies needed to continue operations seamlessly. Numerous updates have been completed to the building and utilities, offering peace of mind for future ownership. Children will love the two outdoor play areas, while parents will appreciate the accessible and convenient location. Don’t miss this rare chance to own this building currently setup for childcare business with outstanding future possibilities. Seller would be willing to lease this property as well for $5,500/month.

Additional Details:

Year Built	1974
Lot Acres	0.48
Lot Dimensions	140x150
Taxes	$8,901
Taxes with Assessments	$8,926
Tax Year	2026

Additional Features:

Fuel: Natural Gas **Heat:** Forced Air

Driving Directions:

From Hwy 210 (Washington Street) / Hwy 371 (S 6th Street) intersection in Brainerd - South on S 6th Street 2 blocks - East on Laurel Street - Property is on the South at S 10th Street

Broker Reciprocity

Listed By:
Edina Realty, Inc.

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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