



MLS 7086881 Commercial

\$0

403 Broadway Street
Alexandria MN 56308

Status: Active

Description:

Exceptional leasing opportunity in a highly visible downtown location on Broadway in Alexandria. This approximately 3,000-square-foot space features a mostly open floor plan, offering flexibility for a variety of retail, showroom, office, or service-based businesses.

Large display windows and a sidewalk display area provide outstanding exposure and curb appeal, while the open layout allows you to customize the space to fit your business needs. Additional features include high ceilings, a private office area in the rear, and bonus storage space in the lower level.

Convenient access from the alley includes parking for up to six vehicles for employees, along with ample street parking on Broadway and 4th Avenue for customers.

The current tenant is relocating his business to a larger facility at there 2nd location on Nokomis St, creating a rare opportunity to establish your business in one of downtown Alexandria's most prominent locations. Now is the time to make plans to schedule a showing.

Additional Details:

Year Built	1948
Lot Acres	0.103
Lot Dimensions	30 x 150 x 30 x 150
School District	206
Taxes	\$3,336
Taxes with Assessments	\$3,336
Tax Year	2026

Additional Features:

Basement: Block, Partial, Storage Space, Unfinished **Fuel:** Electric, Natural Gas **Heat:** Boiler, Ductless Mini-Split **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Ductless Mini-Split

Driving Directions:



Listed By:
Century 21 First Realty, Inc.

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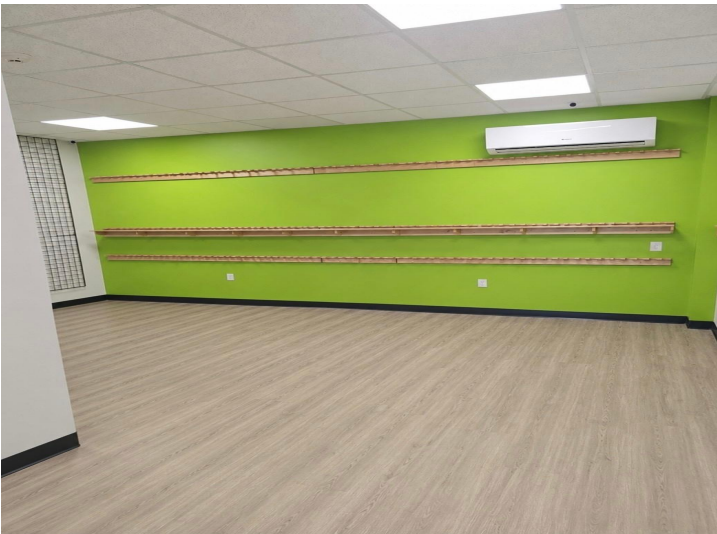
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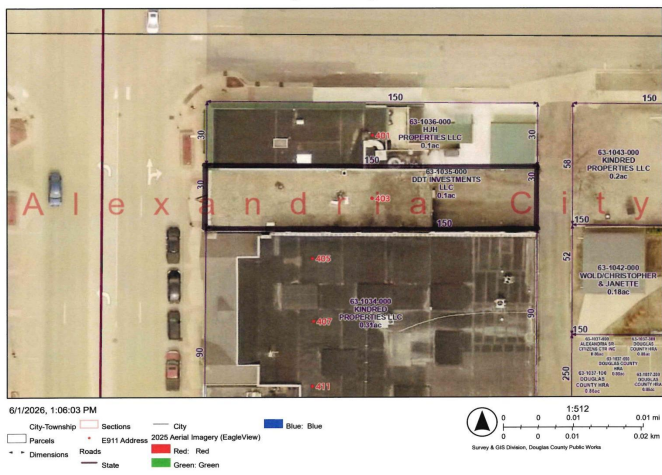
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Douglas County, MN



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