



MLS 7117249 Commercial

\$169,500

15770 Dellwood Drive
Brainerd MN 56401

Status: Active

Description:

INVESTMENT OPPORTUNITY: Renter has signed a 3 year lease for \$1,700 per month and is operating his business from these units, with an option to renew the lease for an additional 3 years with a 60-day notice prior to the end of the term. Two units (5 & 6) are made into one 40 x 40 unit and include a half bath and office area. 2025 Building with all exterior walls and ceiling insulated. Interior is finished in metal and drywall. Half bath and 11 x 11 office are drywall. 80,000 BTU hanging natural gas heater is installed in garage area. Overhead garage doors are insulated and include garage door openers. Overhead lights are in the garage area. Electrical outlets are installed on all walls. Reclaim your investment by collecting rent until the lease agreement ends, and then you have the opportunity to use it yourself for your own business or for storage. This building is available for multiple uses. Located on the edge of Baxter, in the desirable Brainerd lakes area. It is a short distance to all the area has to offer. The lot was tarred in spring 2026.

Additional Details:

Year Built	2025
Lot Acres	1600
Lot Dimensions	40x40
Garage Stalls	2
Taxes	\$302
Taxes with Assessments	\$302
Tax Year	2026

Additional Features:

Basement: None **Fuel:** Natural Gas **Garage:** 2 **Heat:** Other **Sewer:** Septic System Compliant - Yes **Water:** Drilled, Shared System **Air Conditioning:** None

Driving Directions:

North of Menards on Dellwood Drive, to property on the right.



Listed By:
Weichert REALTORS Tower Proper

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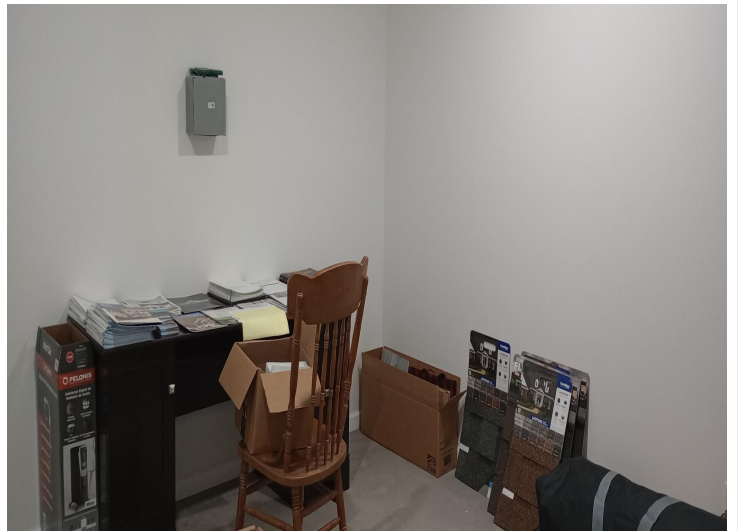
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