

MLS 7130989 Commercial

$2,300,000

16265 US Highway 71
Wadena MN 56482

Status: Active

Description:

Exceptional Commercial Opportunity with Highway 71 Frontage & 47 Acres!Positioned just ½ mile from Wadena, this impressive commercial building offers a combination of space, visibility, accessibility, and acreage. Situated on 47 acres with approximately 500 feet of frontage along US Highway 71, the property provides outstanding exposure and tremendous potential for a wide variety of commercial, industrial, or investment uses.The approximately 32,000-square-foot commercial building is designed for multi-use flexibility, featuring an impressive 28 overhead doors ranging from 10 to 14 feet in height—ideal for equipment, fleet, storage, manufacturing, service, or warehouse operations. The building also includes office space, a small showroom, paint booth, and much more--great for an established business or future expansion.The 47 acres adds another valuable dimension to the property, offering room for outdoor storage, additional development, equipment, expansion, or a variety of other uses. With its convenient location near Wadena and prominent Highway 71 frontage, this property combines the benefits of a substantial commercial facility with the space and flexibility rarely found in today's market.Whether you're looking to expand an existing operation, establish a new business, or secure a large-scale commercial investment with significant land and highway exposure, this property deserves a closer look.

Additional Details:

Year Built	2020
Lot Acres	47.39
Lot Dimensions	Irregular
Taxes	$43,936
Taxes with Assessments	$43,936
Tax Year	2026

Additional Features:

Fuel: Oil, Propane **Heat:** Forced Air **Sewer:** Private Sewer **Water:** Drilled **Air Conditioning:** Central Air

Driving Directions:

From Wadena, go North on Highway 71 a half mile to property.

Listed By:
Hinkle Realty

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













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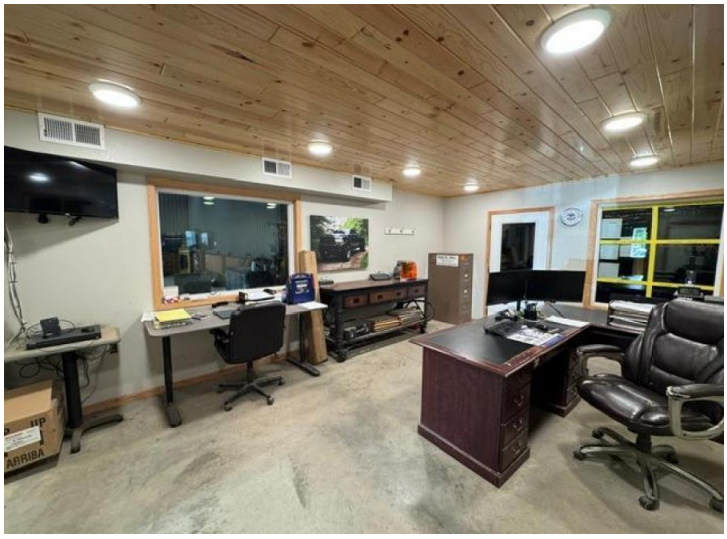

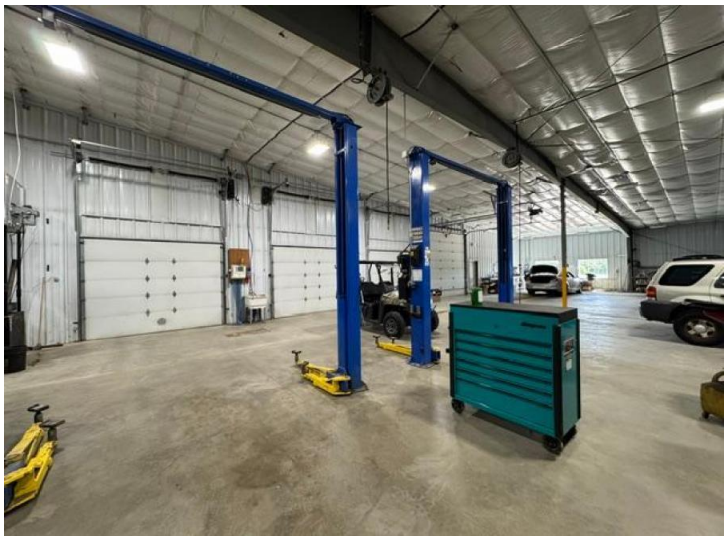
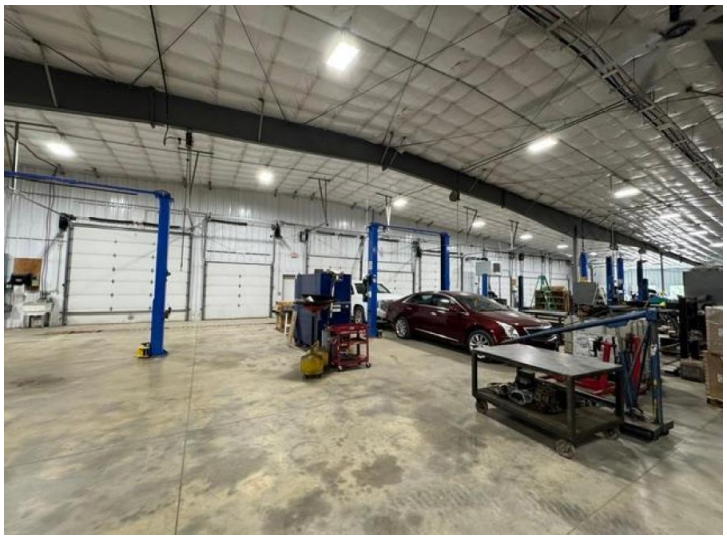
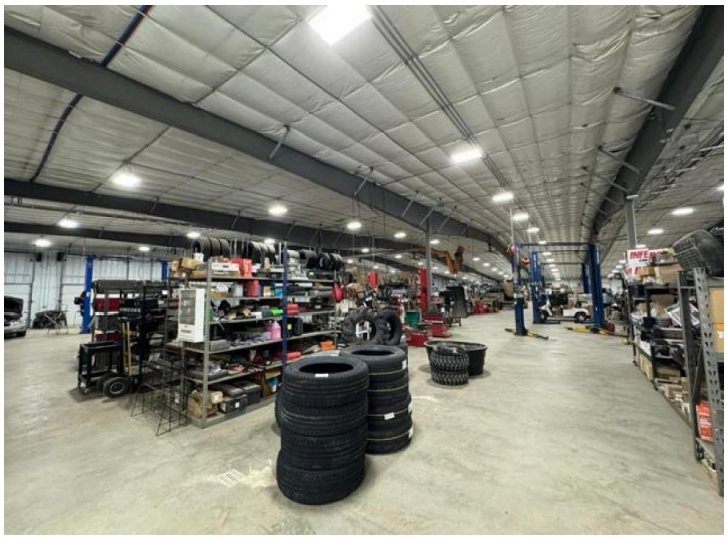

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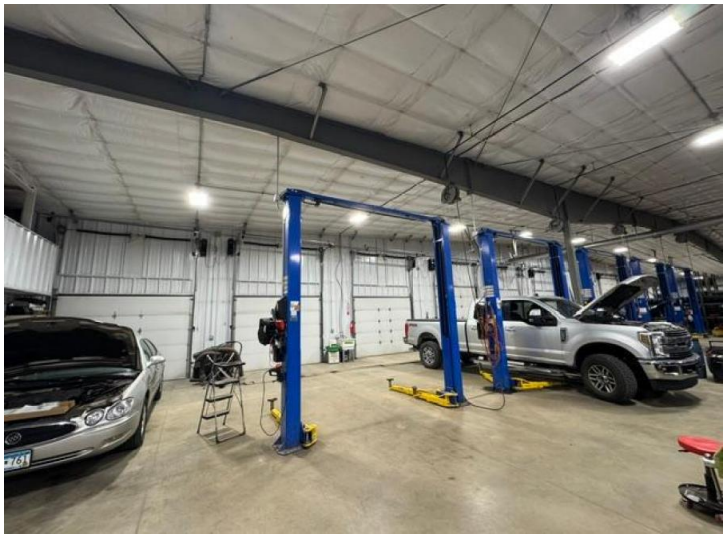
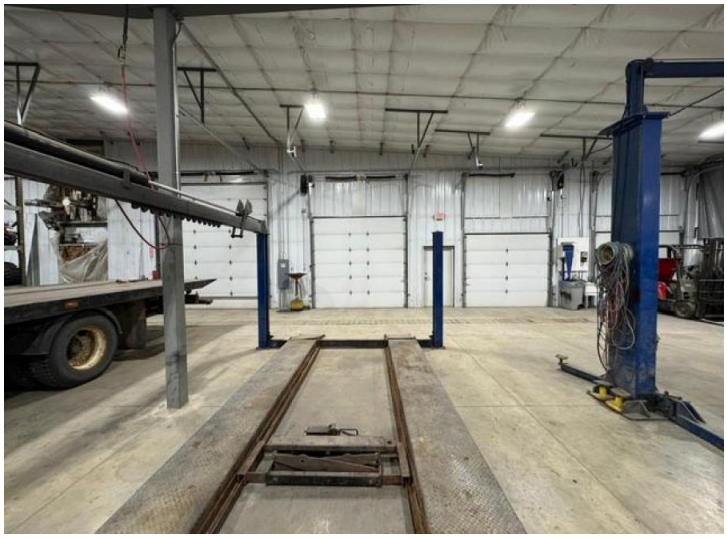
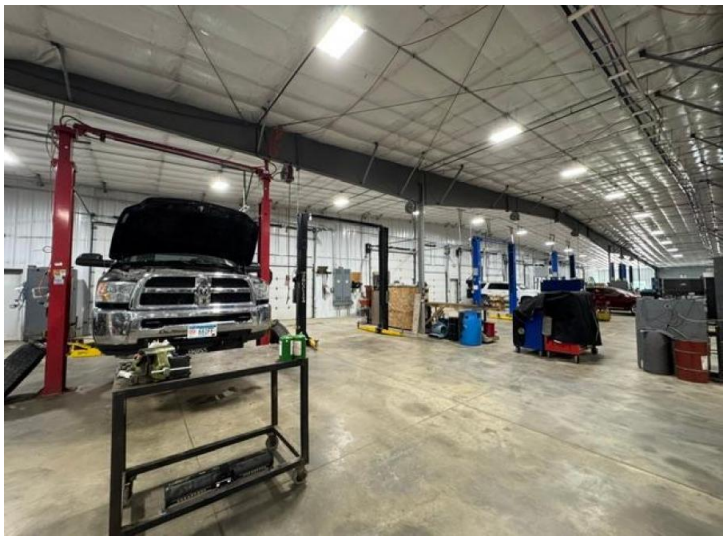

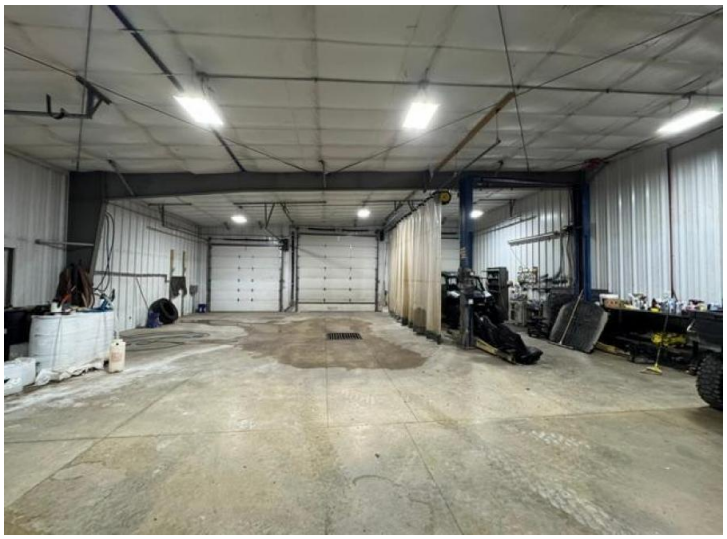


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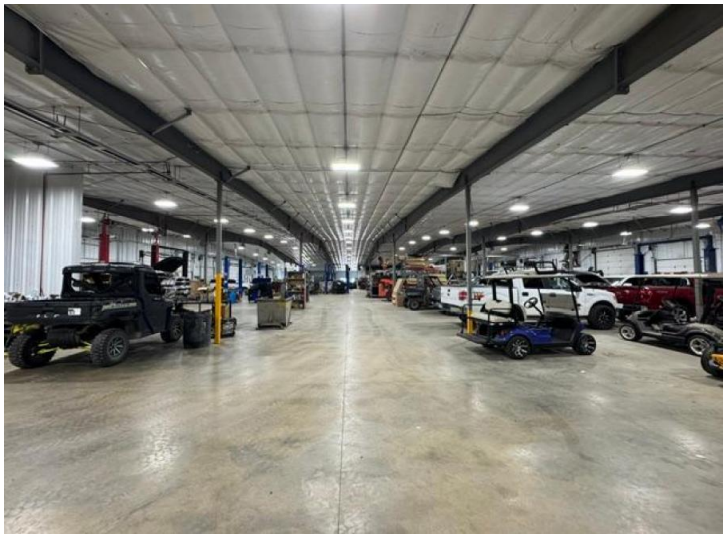






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