

MLS 7149297 Commercial

$399,000

309 Barclay Avenue
Pine River MN 56474

Status: Active

Description:

Excellent opportunity to own a versatile commercial property in the heart of Pine River along Barclay Avenue/Main Street. The property features approximately 4,800 square feet of street-level retail and office space. The retail portion is currently occupied by Drake's Pizza, providing an established tenant and immediate income, while the vacant office portion offers nicely finished space for an owner-user or an additional tenant. The property also includes a vacant 2,340 square-foot warehouse with an overhead door, along with approximately 4,800 square feet of vacant lower-level space—ideal for storage, operations or future expansion. With a desirable downtown location, flexible space and a mix of existing income and leasing potential, this property presents an attractive opportunity for an owner-occupant, investor or combination of both.

Additional Details:

Year Built	1998
Lot Acres	0.4
Lot Dimensions	125x140
Garage Stalls	1
Taxes	$5,093
Taxes with Assessments	$5,484
Tax Year	2026

Additional Features:

Fuel: Natural Gas **Heat:** Forced Air, Space Heater

Driving Directions:

From the Hwy 371 and Barclay Ave stoplight intersection in Pine River - NE on Barclay Ave - Property is in the middle of the block on the North, just after Second Street

Broker Reciprocity

Listed By:
Close-Converse Commercial Prop

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
218-237-3333
info@affinityrealestate.com

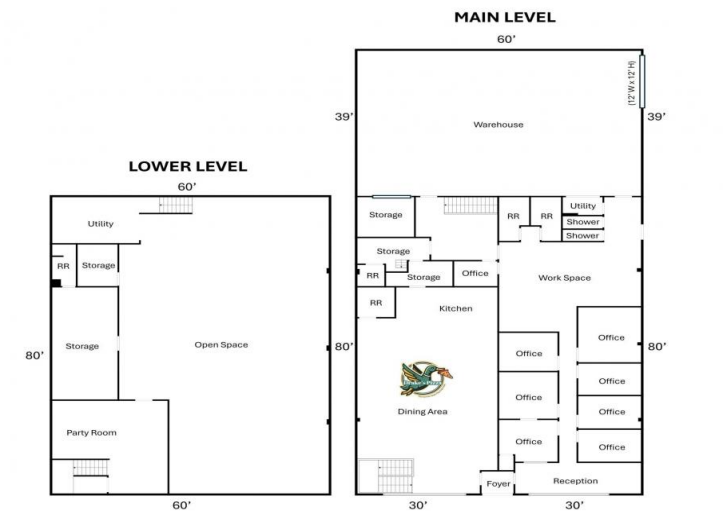
Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470











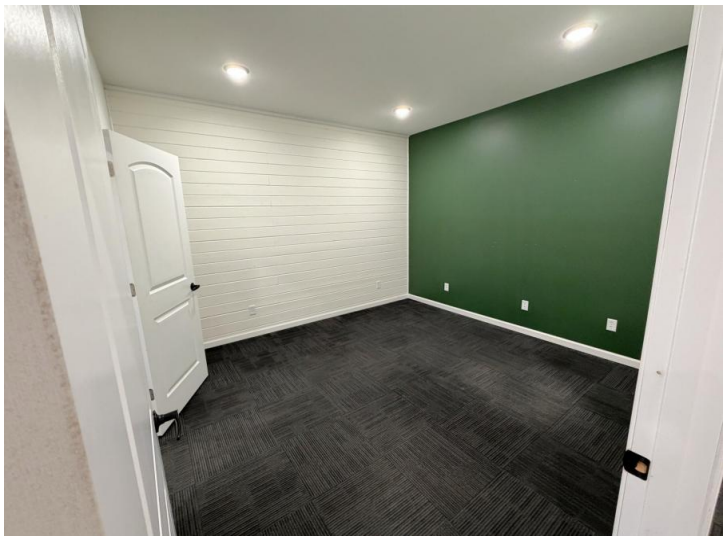
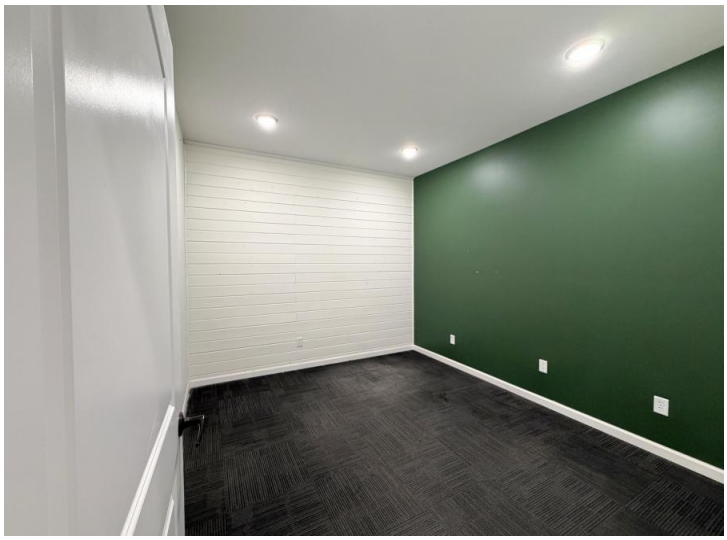
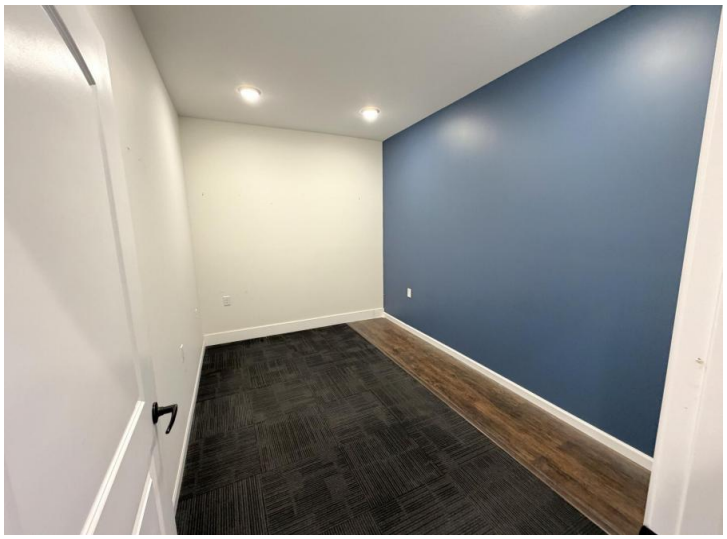


website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

Affinity
REAL ESTATE INC

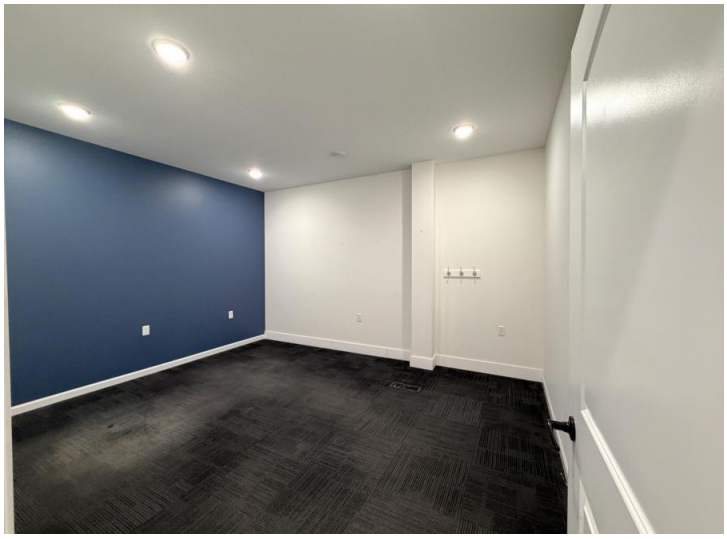
$399,000
MLS 7149297 Commercial
309 Barclay Avenue
Pine River MN 56474




website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

$399,000
MLS 7149297 Commercial
309 Barclay Avenue
Pine River MN 56474





website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

$399,000
MLS 7149297 Commercial
309 Barclay Avenue
Pine River MN 56474



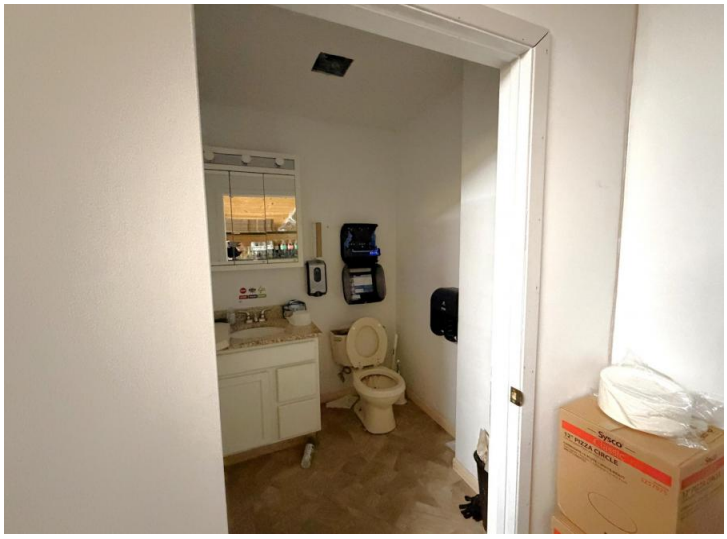





website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

$399,000
MLS 7149297 Commercial
309 Barclay Avenue
Pine River MN 56474







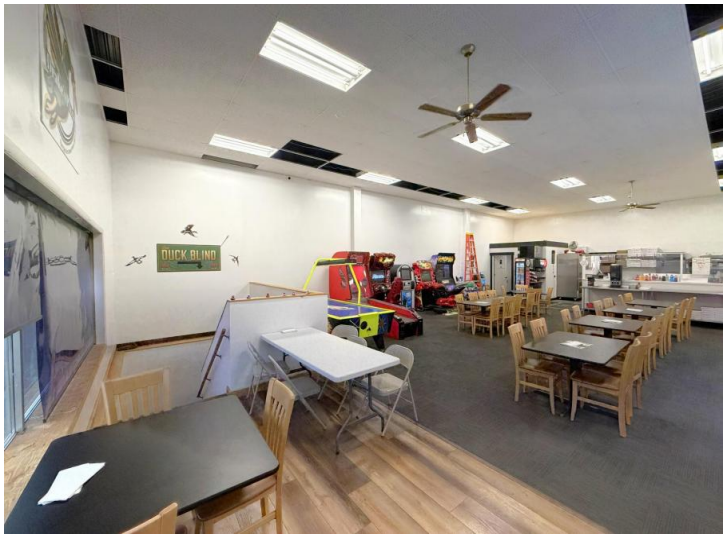


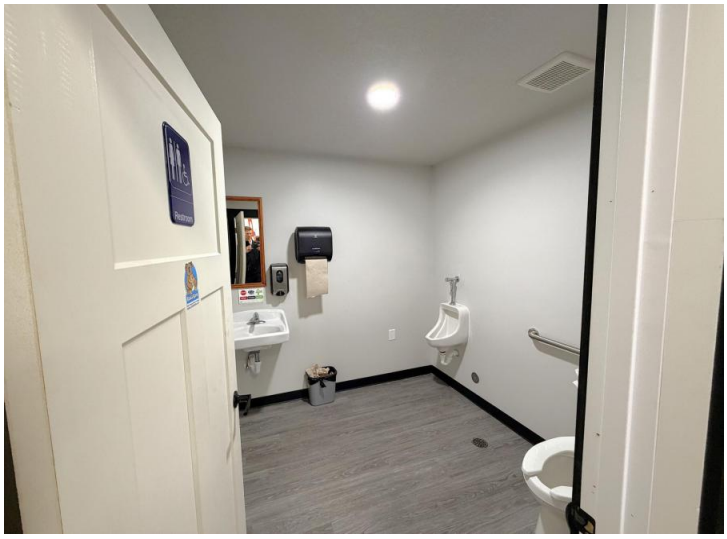




website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

$399,000
MLS 7149297 Commercial
309 Barclay Avenue
Pine River MN 56474













website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

Affinity
REAL ESTATE INC

$399,000
MLS 7149297 Commercial
309 Barclay Avenue
Pine River MN 56474











website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

$399,000
MLS 7149297 Commercial
309 Barclay Avenue
Pine River MN 56474