



MLS 7156015 Commercial

\$595,000

101 Broadway
Little Falls MN 56345



Status: Active

Description:

An exceptional opportunity to own a piece of Little Falls history! Prominently situated in the heart of downtown at the well-known Bank Square intersection, this impressive historic commercial property offers over 22,000 square feet of versatile space. Extensive exterior improvements, including masonry restoration and fresh paint, enhance the building's timeless architectural appeal. The main level offers a spacious lobby, private offices, open workspaces, two conference rooms, multiple restrooms, a kitchenette with seating, and an office with its own private bathroom. Original banking features, including marble teller counters, vaults, and a safety deposit area, preserve the building's unique character. The second floor has undergone improvements, including restored heating, and provides an opportunity to customize the flooring and finishes. Space has also been prepared for a potential elevator installation. The lower level accommodates mechanical systems along with additional storage and usable space. With its substantial square footage, prominent corner location, historic details, and excellent visibility, this well-maintained property offers exciting possibilities for a variety of commercial uses.

Additional Details:

Year Built	1891
Lot Acres	0.192
Lot Dimensions	111x75
Taxes	\$12,094
Taxes with Assessments	\$12,402
Tax Year	2026

Additional Features:

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

Driving Directions:

From HWY 10/371 off ramp turn west onto 1st ave and go 1.1 miles to the intersection of 1st street and Broadway ave and the property will be on the Northeast corner.



Listed By:
Century 21 First Realty, Inc.

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Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



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



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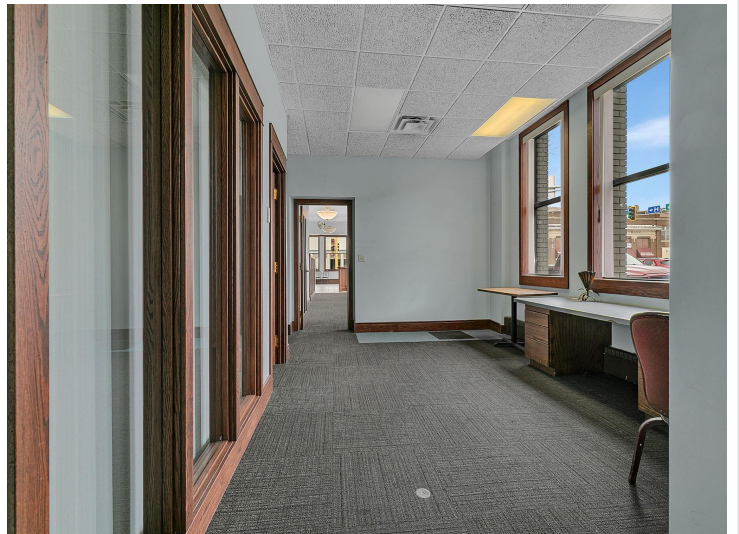
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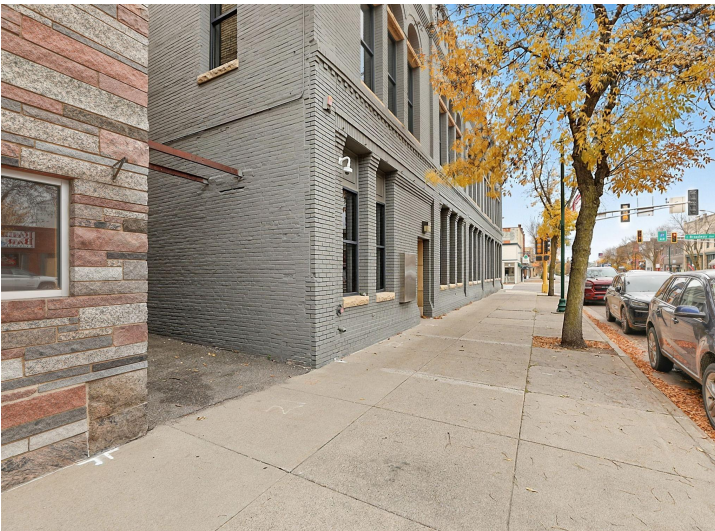
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