

MLS 7160104 Commercial

$435,000

923 Washington Street
Brainerd MN 56401

Status: Active

Description:

Expand your commercial investment portfolio with this tenant-occupied property on Washington Street in Brainerd. Home to Batteries Plus, the property pairs an established retail tenant with a prominent location along one of the community's primary commercial corridors. With over 14 years occupancy, the property offers investors a secure investment with continued rental income. The Washington Street address offers valuable exposure to passing traffic and positions the business among a variety of nearby retailers and services. An appealing opportunity for investors seeking a commercial property with an existing tenant in place in the heart of Brainerd.

Additional Details:

Year Built	2001
Lot Acres	0.23
Lot Dimensions	75.18' x 130.31'
Taxes	$4,428
Taxes with Assessments	$4,428
Tax Year	2026

Additional Features:

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

Driving Directions:

From Hwy 210 (Washington Street) / Hwy 371 (S 6th Street) intersection in Brainerd - East on Washington Street 4 blocks - Property is the NW corner of Washington Street and N 10th 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

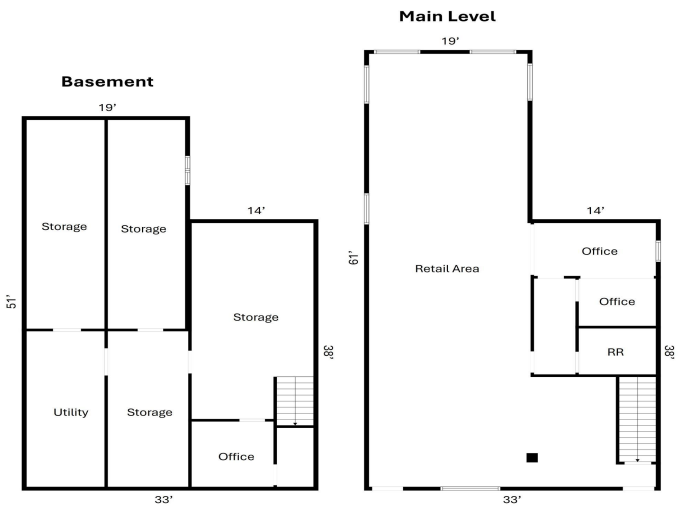












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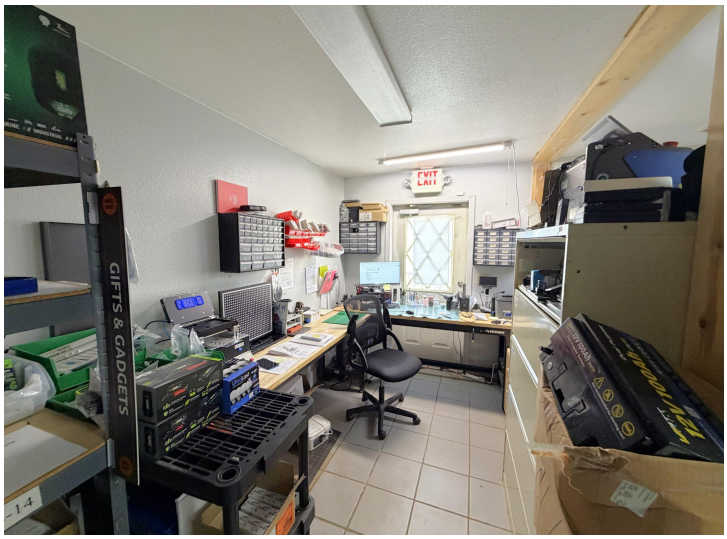








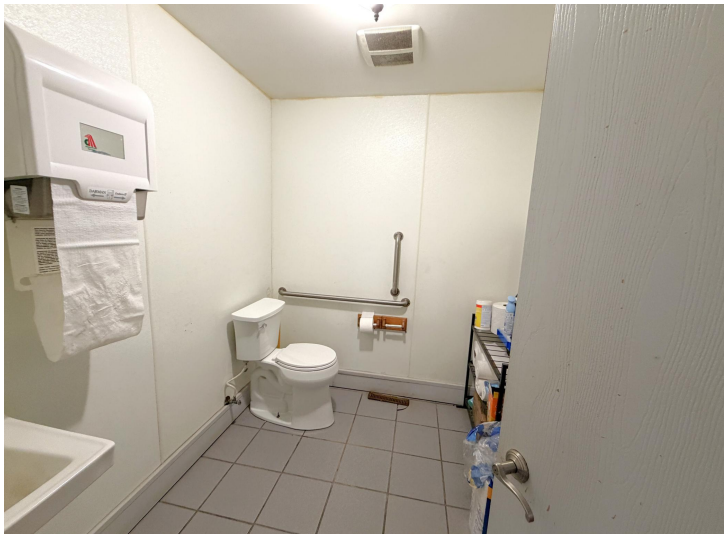


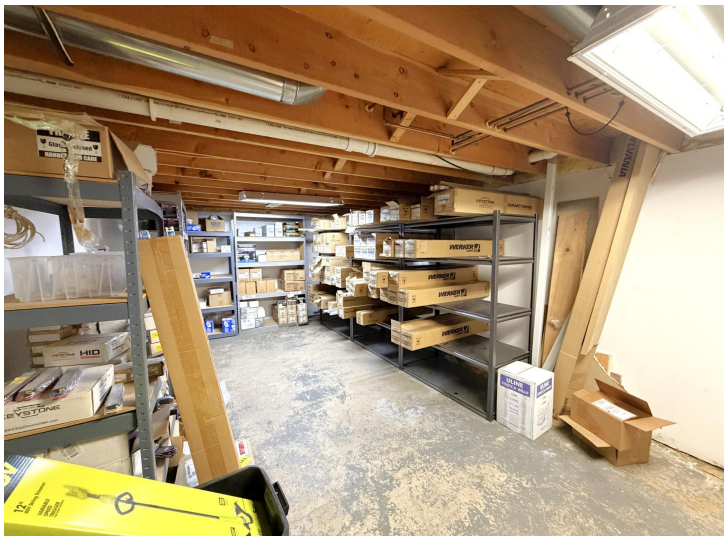


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