

MLS 7168700 Commercial

$515,000

524 Willow Drive
Alexandria MN 56308

Status: Active

Description:

Nestled in a highly convenient pocket of Alexandria, this 6,571 sq ft building ensures effortless commutes for employees and straightforward navigation for clients or visitors. With 5 bathrooms, 6+ offices, large workspaces and multiple conference room type areas, you can be sure to have ample space no matter what your need is. With nearly 1.5 acres, increasing the building footprint or adding additional parking should be no problem. The true value of this property lies in its incredible flexibility. The facility provides an appealing layout, allowing for specialized use like assisted living, daycares, medical clinics educational hubs and community organizations just to name a few. Whether you plan to step into the existing zoning framework or customize the footprint to launch a completely fresh commercial venture, this property provides the blank canvas and high-end infrastructure to make it happen. Location is everything, and this property delivers. Come check it out and turn those business dreams into reality.

Additional Details:

Year Built	1982
Lot Acres	1.48
Lot Dimensions	200' x 361' x 152' x 155' 53' x 205'
Garage Stalls	2
Taxes	$7,408
Taxes with Assessments	$7,408
Tax Year	2026

Additional Features:

Basement: None **Fuel:** Natural Gas **Garage:** 2 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** Private, Well **Air Conditioning:** Central Air

Driving Directions:

From Broadway in Alex, head West on 5th Ave W. Left on Willow Dr to building on the right.

Broker Reciprocity

Listed By:
Edina Realty, Inc.

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.

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