

MLS 6430152 Lake Land

$399,000

2.38 Acres
Raw Land

0 Washington Street
Brainerd MN 56401

Waterfront: Mississippi River

Status: Active

Description:

Prime opportunity to invest in a commercial pad site with views of the Mississippi River. Situated strategically on the Washington Street (Hwy 210) corridor, this location serves as a vital connector between Brainerd and Baxter. Businesses positioned here will benefit from high traffic counts and great visibility. MNDOT has scheduled to reconstruct a 3/4 intersection to access the property in 2026-2027. Site plan renderings have been drawn providing concept layouts for a drive-thru location or an office-retail building.

Additional Details:

Lot Acres	2.38
Lot Dimensions	288' x Irregular
Taxes	$4,180
Taxes with Assessments	$4,180
Tax Year	2026

Additional Features:

Driving Directions:

From Hwy 210/371 intersection in Baxter - East on Washington Street (Hwy 210) - Property is the NE corner of Washington Street and NW 2nd Street

Broker Reciprocity

Listed By:
Close-Converse Commercial Prop

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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