



MLS 6575566 Commercial

\$600,000

305 Washington Street Brainerd MN 56401

Status: Pending

Description:

Prime commercial, multi-tenant investment opportunity awaits! Excellent location and curb appeal in this 6,387 sq. ft, 5 tenant building, with all units having long term tenants in place! High visibility, high traffic counts and an additional lot that provides ample parking, along with additional lease options for parking spaces. Each rental space has a private entrance, covered roadside patio, bathroom, mechanical room and tenants pay all of their own utilities. This building has been well maintained with a Nor-son Construction remodel in 2012 and fully adhered roof that is in excellent condition. Check out this well-maintained property!

Additional Details:

1960 Year Built Lot Acres 0.46 Lot Dimensions 150x135 School District 181 Taxes \$10,073 Taxes with Assessments \$10.098 Tax Year 2023

Additional Features:

Basement: None Fuel: Natural Gas Heat: Forced Air Sewer: City Sewer/Connected Water: City Water/Connected Air Conditioning: Central Air

Driving Directions:

On the corner of Washington St. and NW 4th St. (Across from Walgreen's). 305 W. Washington St.



Listed By: Edina Realty, Inc.

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