



MLS 6576861 Commercial Sale

\$299,000

Description:

Unlock profitable business potential with this impeccably maintained 7,000 sq ft commercial building in downtown Wadena. Currently featuring spacious, finished offices, this exceptional property also offers flexibility to reconfigure the layout to suit your specific needs. The building is fully handicapped accessible, from the front entrance, to the bathrooms, offices, kitchen, and back entrance. Additionally, the 1,200 sq ft multi-car garage,—accessible via the alley with an overhead door, service door, and convenient ramp—is perfect for deliveries and/or storage. With its all-new flooring, new rubber roof, and numerous updates, this turnkey property is ready to support and elevate any business. Don't miss the chance to grow or expand in this versatile and highly functional space.

Additional Details:

| | |
|------------------------|---------------|
| Year Built | 1949 |
| Lot Acres | 0.16 |
| Lot Dimensions | 50x140x50x140 |
| Garage Stalls | 4 |
| School District | 2155 |
| Taxes | \$2,374 |
| Taxes with Assessments | \$2,374 |
| Tax Year | 2024 |

Additional Features:

Fuel: Natural Gas **Garage:** 4 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected

Driving Directions:

At intersection Hwy 10 and 71 in Wadena go south 3 1/2 BLK's



Listed By:
Coldwell Banker Realty

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