



MLS 6578578 Commercial Sale

**\$300,000**

**Description:**

**\*Prime Commercial Property with Versatile Potential!\***

Welcome to 33936 Gleason Ave in Jenkins, MN—a fantastic commercial opportunity in the heart of the Brainerd Lakes area. This property is currently set up as a fully functional gym, offering a spacious and well-maintained facility that's ready for your business. The versatile layout could also easily accommodate a variety of other commercial uses, including a daycare, wellness center, or retail space.

The property features an open floor plan with high ceilings, abundant natural light, and ample parking, making it an attractive option for customers and clients alike. In addition to the main commercial space, this property includes a 3-bedroom, 1-bath apartment with a full kitchen and in-unit laundry. The apartment offers a convenient live/work opportunity or could serve as additional rental income.

With its prime location, adaptable layout, and residential component, this property is a rare find and an exceptional investment opportunity.

**Additional Details:**

Year Built	1998
Lot Acres	0.52
Lot Dimensions	22x436x13x162x17x75x100x65x250
School District	186
Taxes	\$4,862
Taxes with Assessments	\$4,862
Tax Year	2023

**Additional Features:**

**Fuel:** Natural Gas **Heat:** Forced Air **Sewer:** Private Sewer **Water:** Well **Air Conditioning:** Central Air

**Driving Directions:**

From Pequot Lakes - North on Hwy 371 to Jenkins - West on Lilac Street - South on Gleason Ave - Property is directly on the East,



Listed By:  
Northland Sotheby's International Realty

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