



MLS 6601328 Commercial

**\$1,800,000**

16707 Highway 371  
Brainerd MN 56401

Status: Active

#### Description:

Take advantage of exceptional visibility with 600 feet of frontage on a 4-lane highway, offering direct North and South access to Hwy 371 from the driveway. This property spans 42.3 acres of cleared, level land and includes four buildings totaling 27910 square feet. Two buildings provide cold storage with electricity, while one is divided into retail/office space and a heated shop/storage area. The property offers ample space for various uses and has strong development potential. This property is conveniently located just outside the Brainerd/Baxter city limits. The sale includes the land and buildings only.

#### Additional Details:

Year Built	1981
Lot Dimensions	600x1375x1305x1331
Garage Stalls	4
School District	181
Taxes	\$15,254
Taxes with Assessments	\$15,254
Tax Year	2024

#### Additional Features:

**Fuel:** Propane **Garage:** 4 **Heat:** Forced Air **Sewer:** Private Sewer, Tank with Drainage Field **Water:** Sand Point, Well

#### Driving Directions:

From Hwy 371/210 Intersection in Baxter: Go North on Hwy 371 approximately 3 miles. Property located on the left side of Hwy 371.



Listed By:  
RE/MAX Results - Nisswa

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