



MLS 6676715 Commercial

\$359,900

507 Minnesota Avenue
Walker MN 56484

Status: Active

Description:

Prime Commercial Property and Business in Downtown Walker

Location, Location, Location! Nestled in the heart of picturesque downtown Walker, this PRIME commercial building sits in a high-traffic area with 25 feet of exposure on both Highway 200 and 371. With large display windows, this property offers unmatched visibility and accessibility, making it a perfect spot for a variety of businesses.

This charming building features 1,800 square feet of finished space and includes rare employee parking in the back, a valuable asset in downtown Walker. Currently housing Qwik Pack & Ship of Walker— this property presents a fantastic opportunity for expansion and growth in Walker, with the potential to replicate the business model in other locations.

Business Features:

- Dry cleaning drop-off/pick-up
- Full service authorized shipping centers for FedEx ,UPS and Spee-dee
- Laminating, digital scanning, and fax services
- Photo copies, moving boxes, and packing supplies
- Fingerprinting and IdentoGo identity services
- Shred-it secure document shredding
- Pillow refreshing and much more

The seller is offering the building separately at \$289,900, while the business, including all leases and inventory, is priced at \$95,000. Alternatively, purchase both the building and business for \$359,900. The seller is also open to considering a contract for deed option, making this an ideal investment for those seeking a steady stream of income from an established business.

Don't miss out on this incredible opportunity to own a well-established business in a growing community!

Additional Details:

Year Built	1800
Lot Acres	0.04
Lot Dimensions	25x75
School District	113
Taxes	\$1,790
Taxes with Assessments	\$1,940

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 Listed By: 2024
 Bill Hansen Realty/Walker

Additional Features:

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (RM) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.

Driving Directions:

Main Street Walker



Call Affinity Real Estate

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Air Conditioning: Central Air



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470