



MLS 6706091 Commercial

\$349,000

22 Washington Street
Brainerd MN 56401

Status: Active

Description:

Exceptional opportunity to secure a highly visible, high-traffic corner lot along the busy Washington Street corridor in Brainerd. This premier commercial site offers outstanding exposure and accessibility—an ideal location for redevelopment or repositioning. The property currently features a former car dealership building with showroom space, offices, multiple shops with drive-in doors, and ample storage, providing immediate utility or a strong foundation for future development. Don't miss your chance to capitalize on one of Brainerd's most strategic commercial locations.

Additional Details:

| | |
|------------------------|---------|
| Year Built | 1936 |
| Lot Acres | 0.68 |
| Lot Dimensions | 206x145 |
| Garage Stalls | 3 |
| School District | 181 |
| Taxes | \$6,548 |
| Taxes with Assessments | \$6,548 |
| Tax Year | 2026 |

Additional Features:

Fuel: Natural Gas **Heat:** Boiler, Forced Air

Driving Directions:

From Hwy 210 (Washington Street) / Hwy 371 (S 6th Street) intersection in Brainerd - West on Washington Street 5 blocks - Property is the SW corner of Washington Street and N 1st Street



Listed By:
Close-Converse Commercial Prop

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