



MLS 6706091 Commercial

**\$399,000**

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	896
Taxes	\$6,528
Taxes with Assessments	\$6,528
Tax Year	2025

**Additional Features:**

**Fuel:** Array **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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