



MLS 6720097 Commercial

\$10

1903 6th Street Brainerd MN 56401

Status: Active

## **Description:**

AVAILABLE LEASE SPACE: Suite D: 2,907 SF Rentable (2,692 SF Usable + 215 SF Common). Operating Expenses are \$6.01/SF/YR (Includes Taxes, Insurance, CAM, Water, Electric & Gas).

Professional medical office building located on the busy S 6th Street corridor in Brainerd. Excellent opportunity to move or expand into turn-key medical office space within this large complex currently containing orthodontics and dermatology. This location is surrounded by a growing medical community as well as numerous other service businesses. Enjoy easy access, ample parking and a gorgeous common area foyer.

## **Additional Details:**

Year Built 1982 Lot Acres 1.54

240x280.23 Lot Dimensions

School District 181

Taxes (unreported) Taxes with Assessments (unreported)

Tax Year 2025

## **Additional Features:**

Fuel: Natural Gas Heat: Forced Air

## **Driving Directions:**

From Hwy 210 (Washington Street) / Hwy 371 (S 6th Street) intersection in Brainerd - South on S 6th Street - East on Wright Street -Property is the SE corner of S 6th Street and Wright Street



Listed By: Close-Converse Commercial Prop

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info@affinityrealestate.com







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