



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
Lot Dimensions	240x280.23
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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