



MLS 6788022 Commercial

**\$3,700,000**

15670 Edgewood Drive  
Brainerd MN 56401

Status: Active

**Description:**

Prime investment opportunity at Baxter Village! Position yourself for long-term success with the purchase of Baxter Village, a premier retail and office center strategically located along the thriving Hwy 371 corridor. This well-maintained property features several established tenants with Boulder Tap House as the anchor, offering a strong and stable income stream. With excellent visibility, convenient access, and high traffic counts, Baxter Village is situated in one of Central Minnesota's most active commercial districts. The property benefits from a diverse tenant mix including restaurant, retail, medical, and service businesses—creating built-in synergy and long-term value for investors. Highlights include a spacious parking lot, professional curb appeal, and a growing local population that continues to fuel demand. This is a rare chance to acquire an income-producing retail center in a prime Baxter location.

**Additional Details:**

Year Built	2005
Lot Acres	2.65
Lot Dimensions	329.58x300
School District	181
Taxes	\$41,578
Taxes with Assessments	\$41,578
Tax Year	2025

**Additional Features:**

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

**Driving Directions:**

From Hwy 210/371 intersection in Baxter - North on Hwy 371 - Left (west) onto Forest Drive - Left (south) on Edgewood Drive - Property is the 1st strip center on the left (east)



Listed By:  
Close-Converse Commercial Prop

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