



MLS 6813469 Commercial

\$299,900

309 Jefferson Street
Wadena MN 56482

Status: Active

Description:

Downtown Wadena Commercial Building for Sale!

Here's your chance to own a great commercial property in the heart of downtown Wadena! This versatile building features five commercial spaces, offering excellent income potential and flexibility for future tenants.

A dedicated 6,300 sq. ft. parking lot plus additional Main Street parking ensures convenient access for customers and employees.

The building has 3 phase electric making it ideal for heavy industrial machinery!

At the back of the building, you'll find a 4,350 sq. ft. cold storage/warehouse with alley access and an overhead garage door, perfect for storage, deliveries, or light industrial use.

Whether you're an investor looking for rental opportunities or a business owner seeking your own space, this property offers outstanding potential in a prime location!

Additional Details:

Year Built	1950
Lot Acres	0.482
Lot Dimensions	150'x140'
School District	1053
Taxes	\$3,970
Taxes with Assessments	\$3,970
Tax Year	2025

Additional Features:

Fuel: Array **Heat:** Baseboard, Boiler **Sewer:** City Sewer/Connected **Water:** City Water/Connected

Driving Directions:

south on hwy 71 from intersection of 10&71



Listed By:
Hinkle Realty

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



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