



MLS 7011757 Commercial

\$0

2304 Broadway Street
Alexandria MN 56308

Status: Active

Description:

Excellent business and office location on S. Broadway in Alexandria. This highly visible corner property benefits from strong daily traffic counts along Highway 29, South Broadway and 22nd Avenue. Approximately 1,600 square feet is available for lease in this free-standing building located on the north side of the Century Center.

The space features a large reception area, six private offices, a private bathroom, and a separate private entrance. Ample parking is available on the south side of the building with convenient access from South Broadway.

This is a gross monthly lease and includes, electric, heat, lawn care, water and sewer, snow removal, trash service and taxes. The unit offers flexibility and can be configured to meet your business needs. A GREAT OPPORTUNITY IN A PRIME LOCATION!

Additional Details:

Year Built	1978
Lot Acres	0.53
Lot Dimensions	260x176x171
School District	1015
Taxes	\$5,596
Taxes with Assessments	\$5,596
Tax Year	2025

Additional Features:

Basement: None **Fuel:** Array **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

Alexandria, On the corner of S Broadway and 22nd Avenue E.



Listed By:
Century 21 First Realty, LLC

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