



MLS 7011820 Commercial

**\$119,000**

226 Central Avenue  
Osakis MN 56360

Status: Active

#### Description:

This versatile 2,142 square foot commercial space is located in downtown Osakis, offering excellent visibility/accessibility. Positioned around nearby shops, dining, and local services, the property benefits from steady foot traffic and a strong small-town business community. Its central location makes it an attractive option for professionals, entrepreneurs, or investors looking to establish or expand a presence in downtown Osakis.

The interior space is divided into six private units, two of which are currently leased at \$450 per month. Each unit is well-suited for individual offices, treatment rooms, small retail or service-based operations. This configuration allows for multiple tenants, providing a diversified rental income opportunity for an owner or investor.

A shared common area with 1/2 bath connects the private units and enhances the overall usability of the property. This communal space can serve as a welcoming reception area or waiting room adding value for tenants and their clients alike.

Take advantage of no interior support walls making this property extremely easy to customize and fit your needs. The full basement adds another bonus for personal storage or more income potential.

This is a your chance to own a flexible, income-producing commercial space in the center of Osakis.

#### Additional Details:

Year Built	1950
Lot Acres	0.077
Lot Dimensions	132x26x132x26
School District	1040
Taxes	\$1,924
Taxes with Assessments	\$1,924
Tax Year	2025

#### Additional Features:

Concrete	Fuel: Array	Heat: Forced Air	Sewer: City Sewer/Connected	Water: City Water/Connected	Air Conditioning:
Listed By:					
Hetland Realty, LLC					

#### Driving Directions:

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