



MLS 7020645 Commercial

\$0

1529-1531 Northern Pacific Road
Brainerd MN 56401

Status: Active

Description:

Place your business or retail store in one of the most unique complexes in central Minnesota. Located in the Brainerd Lakes area, the Northern Pacific Center is a large grouping of historic buildings featuring a variety of businesses (Loco Express, Notch 8, hair salon, clothing store, etc.) that create convenience and traffic and attract thousands of visitors to the NP Center each year. There are 2 main-level adjacent spaces available for lease. Each space has its own exterior entrance and both are available at the same lease terms. Space 1529 is 1,232 sq. ft. in size and is available for lease at \$18.00 per sq. ft. plus \$1.00 CAM per sq. ft. Space 1531 is 1,848 sq. ft. in size and is available for lease at \$18.00 per sq. ft. plus \$1.00 CAM per sq. ft. These figures are based on a 1-year lease.

Additional Details:

Year Built	1881
Lot Acres	45.81
Lot Dimensions	687 x 3000 x 700 x 2930 x Irr
School District	896
Taxes	\$26,481
Taxes with Assessments	\$26,506
Tax Year	2025

Additional Features:

Fuel: Array **Heat:** Ductless Mini-Split, Forced Air

Driving Directions:

From the intersection of Mill Avenue and Highway 210 in Brainerd, go west on Highway 210, then turn left (south) on County Road 45 (13th St. SE). Turn left onto Northern Pacific Road to space #'s 1529 & 1531.



Listed By:
Larson Group Real Estate/Kelle

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