



MLS 7023060 Commercial

\$1,295,000

17753 State Highway 371
Brainerd MN 56401

Status: Active

Description:

A rare opportunity awaits in the heart of Minnesota's lake country! Ideally situated along busy State Highway 371 in the Brainerd Lakes Area, this commercial property offers exceptional visibility with 279 feet of highway frontage and outstanding exposure to both local and seasonal traffic.

Spanning 2.81 acres, the property features a spacious and well-designed facility totaling over 16,000 square feet. The main structure includes 13,200 square feet of versatile manufacturing or warehouse space, complemented by a 3,456-square-foot front section designed for offices, display, or showroom use.

Constructed for durability and efficiency, the building provides a clean, functional environment suited for a variety of commercial applications. It includes well-lit work areas, multiple overhead doors for easy loading and unloading, and ample electrical capacity for demanding operations. The layout allows for flexible use of space, with defined zones for storage, production, or future reconfiguration.

The front-facing section offers a professional setting with finished interiors that can serve as office space, a customer reception area, or a display showroom. Large windows provide natural light and create a welcoming atmosphere for staff and visitors alike.

Outside, there is a large paved parking area with plenty of room for employees, clients, and deliveries. The property's location on the area's busiest highway ensures convenient access from Brainerd, Baxter, and surrounding communities, as well as strong exposure to travelers visiting northern Minnesota's recreation and tourism destinations.

Whether used for manufacturing, warehousing, retail display, or professional offices, this property combines excellent location, generous space, and high visibility—making it a standout opportunity in the Brainerd Lakes Area.

Additional Details:

Year Built	2003
Lot Acres	2.81
Lot Dimensions	279x520
Garage Stalls	2
School District	896
Taxes	\$19,728
Taxes with Assessments	\$19,728
Tax Year	2025



Listed By:
Edina Realty, Inc.

Basement: None **Fuel:** Array **Garage:** 2 **Heat:** Forced Air, In-Floor Heating
Submersible Drilled Well **Air Conditioning:** Central Air
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.

Driving Directions:
From Baxter, North on 371 to property on left.



Call Affinity Real Estate

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