

MLS 7026793 Commercial

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601 Minnesota Avenue
Walker MN 56484

Status: Active

Description:

Position your business for success with this highly visible retail opportunity in Walker, Minnesota. Strategically located on a prime corner along Minnesota Avenue/Hwy 371, this 6,000+ square foot building offers exceptional exposure, strong traffic counts, and convenient access for both locals and visitors year-round. The main level features a large open floor plan, providing flexibility for a wide variety of retail, showroom, specialty store, or service-oriented concepts. Expansive open space allows you to design the layout to fit your vision, while the dedicated rear workspace offers ideal room for storage, inventory management, light assembly, or back-of-house operations. An additional 475± square foot lower level provides bonus storage or utility space, adding valuable functionality to the property. With its prominent corner positioning, excellent signage potential, and affordable lease rate, this property presents a rare opportunity to establish or expand your business in one of northern Minnesota's most desirable retail corridors.

Additional Details:

Year Built	1950
Lot Acres	0.15
Lot Dimensions	50x130
Taxes	$8,978
Taxes with Assessments	$9,278
Tax Year	2025

Additional Features:

Basement: Finished, Partial **Fuel:** Natural Gas **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** Well **Air Conditioning:** Central Air

Driving Directions:

From MN-371 NW (Minnesota Ave W) and Hwy 34 (Lake Country Scenic Byway) - East 750' to the property on the south

Broker Reciprocity

Listed By:
Close-Converse Commercial Prop

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