MLS 7034079 Commercial

# $699,000

5401 Birchdale Road
Brainerd MN 56401

Status: Active

**Description:**

Positioned along the highly traveled Hwy 371 corridor near Brainerd International Raceway, this commercial investment property offers excellent visibility and easy access in a strong regional trade area. The building is currently occupied by Valley Pools & Spas, providing immediate tenant presence for investors. The property features a large retail showroom with supporting offices and storage areas, along with a warehouse and cold storage—both equipped with overhead doors for efficient operations and service access. With a functional layout, established tenant occupancy, and prime highway exposure, this property presents a compelling opportunity for investors seeking commercial real estate along one of Central Minnesota's busiest corridors.

**Additional Details:**

| | |
|---|---|
| Year Built | 1940 |
| Lot Acres | 3.08 |
| Lot Dimensions | 160.18' x 397.31'x 100' x 247.63' x 295' x 69.966' x 430.56' x 278.77' x 221.23' |
| Garage Stalls | 3 |
| Taxes | $7,028 |
| Taxes with Assessments | $7,028 |
| Tax Year | 2025 |

**Additional Features:**

**Fuel:** Natural Gas **Heat:** Baseboard, Boiler, Space Heater

**Driving Directions:**

From the Baxter Hwy 371 / Hwy 210 stoplight intersection - North on Hwy 371 approx. 6.5 miles - Take the East exit at Gull Lake Dam Road then North on Birchdale Road - Property is on the East just after Tools & More

Broker Reciprocity

Listed By:
Close-Converse Commercial Prop

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