



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
School District	896
Taxes	\$7,028
Taxes with Assessments	\$7,028
Tax Year	2025

Additional Features:

Fuel: Array **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



Listed By:
Close-Converse Commercial Prop

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