



MLS 7034199 Commercial

\$499,000

7771 College Road
Baxter MN 56425

Status: Active

Description:

Position your portfolio for success with this fully occupied industrial office building located in the highly desirable Baxter Industrial Park. This well-maintained property features three established tenants, providing immediate and stable cash flow from day one. Strategically situated in one of Baxter's primary business hubs, the property offers excellent accessibility, strong surrounding tenancy, and continued demand for industrial and office space in the region. The building is thoughtfully designed to accommodate a mix of office and industrial users, maximizing functionality and tenant retention. Whether you are a seasoned investor or expanding your commercial holdings, this turn-key asset presents a rare opportunity to acquire a stabilized property in a proven industrial location.

Additional Details:

Year Built	1997
Lot Acres	0.83
Lot Dimensions	226' x 163.09' x 224.7' x 163.2'
Garage Stalls	2
School District	896
Taxes	\$9,386
Taxes with Assessments	\$9,386
Tax Year	2026

Additional Features:

Fuel: Array **Garage:** 2 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air, Ductless Mini-Split

Driving Directions:

From Hwy 210/371 intersection in Baxter - South on Hwy 371 - East on College Road - Property is the SW corner of College Road and Dogwood Drive



Listed By:
Close-Converse Commercial Prop

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