



MLS 7064316 Commercial

\$449,000

2027-2029 6th Street
Brainerd MN 56401

Status: Active

Description:

Discover flexible office opportunities along South 6th Street in Brainerd, now available for sale or lease, and positioned in the heart of a growing medical and professional community. This well-maintained office building offers multiple occupancy options to fit your needs—lease the entire upper level for maximum space and visibility, choose just half for a more efficient footprint, or secure a portion of the lower level for a cost-effective and convenient solution. For those seeking ownership, this property also presents an excellent owner-user or investment opportunity, allowing you to establish your business while benefiting from additional rental income potential. Enjoy a prime location with strong traffic counts, excellent accessibility, and close proximity to area clinics, specialists, and service providers. Whether you're expanding, relocating, or investing, this adaptable property delivers the flexibility, professionalism, and long-term value your business deserves.

Additional Details:

Year Built	1978
Lot Acres	0.64
Lot Dimensions	100x280
School District	181
Taxes	\$5,743
Taxes with Assessments	\$7,198
Tax Year	2026

Additional Features:

Fuel: Natural Gas **Heat:** Forced Air

Driving Directions:

From Hwy 210 (Washington Street) / Hwy 371 (S 6th Street) intersection in Brainerd - South on S 6th Street - East on Wright Street - South on Frontage Road - Property is on the East just after Lakes Imaging



Listed By:
Close-Converse Commercial Prop

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