MLS 7085355 Commercial

$589,900

601 Washington Street
Brainerd MN 56401

Status: Active

Description:

Own a true piece of Brainerd history on one of the busiest, most visible corners in the entire Lakes Area. This landmark building started as the office of the original Brainerd Sawmill, was relocated in 1908 to serve the bustling Northern Pacific railroad depot, and went on to become Van's Cafe and finally the beloved Sawmill Inn. More than a century later, it is still the corner everyone knows, sitting proudly at Washington Street and South 6th Street directly across from the iconic white water tower.Location is the headline. The property fronts Highway 210 / Washington Street, where roughly 26,000 vehicles pass through the corridor every single day. Paired with both on-street parking and a generous off-street lot that could be sold or used for a duplex purpose. Add in the major MnDOT Washington Street corridor reconstruction bringing new streetscape, sidewalks, and trail connections, and this corner is positioned for its next great chapter.The restaurant is turnkey and ready to reopen, conveying with an extensive list of commercial equipment and fixtures already in place. Maybe a modern coffee shop and roastery where the morning Highway 210 commute becomes your built-in customer base. A buzzing all-day breakfast and brunch concept that honors the building's diner roots. A brewpub, taproom, bakery, deli, market, or destination eatery. The character of this space, the history baked into the walls, and the traffic out front give a new owner a foundation that is almost impossible to recreate.Even better, the building works for you with upper-level income includes 8 rental units, plus 1 additional commercial rental fronting Washington Street, creating steady cash flow while you build out and launch your concept below.Historic character, unbeatable visibility, turnkey restaurant infrastructure, and built-in rental income, all on Brainerd's signature corner. Bring your vision and write the next 100 years of this Brainerd icon.

Additional Details:

Year Built	1908
Lot Acres	0.43
Lot Dimensions	280x73x258x60
Taxes	$8,326
Taxes with Assessments	$9,890
Tax Year	2025

Additional Features:

Fuel: Natural Gas **Heat:** Boiler, Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected

Listed By:
Real Broker, LLC

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