MLS 7099479 Land

$99,000

1.15 Acres
Raw Land

SE Corner Thiesse Rd/CR45
Brainerd MN 56401

Status: Active

Description:

Prime commercial development opportunity in the Brainerd Industrial Park! This highly visible 1-acre corner lot at Thiesse Road and County Road 45 offers excellent exposure, strong traffic counts, and convenient access to major transportation routes throughout the Brainerd-Baxter area. Ideal for office-service, contractor, warehouse, industrial, or commercial development. Rare opportunity to secure a build-ready site in one of Brainerd's established business corridors.

Additional Details:

Lot Acres	1.15
Lot Dimensions	200' x 250'
Taxes	$6,666
Taxes with Assessments	$6,666
Tax Year	2026

Additional Features:

Driving Directions:

From Hwy 210 (Washington Street) / Hwy 371 (S 6th Street) intersection in Brainerd - South on S 6th Street - East on Industrial Park Road (Thiesse Road) - Property is the SE Corner of Thiesse Road and CR 45 (SE 13th St)

Broker Reciprocity

Listed By:
Close-Converse Commercial Prop

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