



MLS 7114694 Commercial

\$999,900

35494 County Road 3
Crosslake MN 56442

Status: Active

Description:

Positioned in the vibrant heart of Crosslake, this exceptional mixed-use commercial property presents a rare opportunity to acquire a distinguished investment in one of Minnesota's most sought-after lake communities. Encompassing approximately 10,000 square feet, the property combines enduring value with a thriving tenant base - offering both stability and long-term potential. Home to seven established businesses, the building is anchored by respected local tenants including The North Salon, Up North Social, Wing Wellness, and several additional complementary businesses that contribute to the property's strong community presence and consistent foot traffic. With a carefully curated mix of tenants, the property enjoys reliable occupancy and broad appeal. Generating a substantial and impressive annual net rental income (contact List Agents for details with signed Non Disclosure Agreement), this investment offers immediate cash flow while providing opportunities for future appreciation in a market where well-located commercial properties are increasingly limited (only 1 lower level rental space currently available!). Its prominent location in the center of Crosslake places it within easy reach of year-round residents, seasonal visitors, and the region's vibrant tourism economy. Whether expanding an investment portfolio or securing a landmark commercial asset in the Brainerd Lakes Area, this offering represents a compelling combination of location, income, and enduring market appeal. Rarely does a property of this caliber become available in the heart of Crosslake—an opportunity defined by exceptional positioning, established tenancy, and lasting investment potential.

Additional Details:

Year Built	1987
Lot Acres	6.68
Lot Dimensions	Irregular
Taxes	\$9,395
Taxes with Assessments	\$9,420
Tax Year	2026

Additional Features:

Basement: Full, Partially Finished **Fuel:** Electric, Natural Gas **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** Well **Air Conditioning:** Central Air

Driving Directions:

Coming from Crosslake round-a-bout, next door to F&W, turn right onto County Road 3 and for sale sign.



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