MLS 7117249 Commercial

$169,500

15770 Dellwood Drive
Brainerd MN 56401

Status: Active

Description:

INVESTMENT OPPORTUNITY: Secure an immediate income stream with this turnkey commercial property in the highly desirable Brainerd Lakes Area on the edge of Baxter. Featuring two combined units (5 & 6) into a spacious 40' x 40' footprint (1,600 sq. ft.), this 2025-built commercial space comes with an active tenant operating a business on a 3-year lease at $1,700/month (plus an option to renew for 3 additional years). Modern and highly functional, the building features fully insulated exterior walls and ceiling, metal and drywall interior finishes, an 11' x 11' finished drywall office, a private half bath, and a fresh asphalt-tarred lot completed in spring 2026. The warehouse area is well-equipped with an 80,000 BTU hanging natural gas heater, insulated overhead garage doors with automatic openers, overhead lighting, and abundant wall electrical outlets. Collect reliable rental returns now with the long-term flexibility to utilize the versatile space for your own business or private storage down the road.

Additional Details:

Year Built	2025
Lot Acres	1600
Lot Dimensions	40x40
Garage Stalls	2
Taxes	$302
Taxes with Assessments	$302
Tax Year	2026

Additional Features:

Basement: None **Fuel:** Natural Gas **Garage:** 2 **Heat:** Other **Sewer:** Septic System Compliant - Yes **Water:** Drilled, Shared System **Air Conditioning:** None

Driving Directions:

North of Menards on Dellwood Drive, to property on the right.

Broker Reciprocity

Listed By:
Weichert REALTORS Tower Properties

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