



MLS 7130425 Commercial

\$550,000

713 Fillmore Street
Alexandria MN 56308

Status: Active

Description:

Downtown Commercial Investment Opportunity!! Nearly 10,000 square feet of commercial space in a prime location just off Broadway, Downtown! This property offers an excellent opportunity for investors or entrepreneurs looking for a versatile building with immediate rental income and endless possibilities. Four office spaces are currently leased, providing instant revenue from day one. With four bathrooms and two showers as well. Even better, the major renovation has already been completed, including updated electrical, plumbing, ceilings, flooring, drywall, a brand-new water heater and water softener, and a new sewer line ran. The heavy lifting is done! Bring your business ideas and make the space your own without the hassle or expense of a major remodel. Whether you're looking to expand your investment portfolio, start a new business, or create a combination of office and commercial space, this property offers the flexibility and location to make it happen. See sister parcel, MLS number 7130446 also available for purchase to expand the business.

Additional Details:

Year Built	1950
Lot Acres	0.206
Lot Dimensions	150' x 60'
Garage Stalls	5
Taxes	\$4,260
Taxes with Assessments	\$4,260
Tax Year	2026

Additional Features:

Basement: Partial, Storage Space **Fuel:** Electric **Garage:** 5 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

From Broadway turn right onto 7th Ave W. Take your first left onto Fillmore St. Property on your left.



Listed By:
Jack Chivers Realty

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