



MLS 7133023 Commercial

\$800,000

713 Fillmore St
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. Finish the second parcel while you have income coming in from the other. Skys the limit on this one. See sister parcel, MLS number 7130446 & 7130425 also available for purchase to expand the business.

Additional Details:

Year Built	1950
Lot Acres	0.4
Lot Dimensions	270' x 135'
Garage Stalls	5
Taxes	\$8,208
Taxes with Assessments	\$8,208
Tax Year	2026

Additional Features:

Basement: Full, 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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