

MLS 7149297 Commercial

$399,000

309 Barclay Avenue
Pine River MN 56474

Current Use:
Commercial, Food Service, Office, Retail, Vacant, Warehouse

Status: Active

Additional Details:

Year Built	1998
Garage Stalls	1
Lot Acres	0.4
Lot Dimensions	125x140
School District	2174
Subdivision	Original
County	Cass
Taxes	$5,093
Taxes with Assessments	$5,484
Tax Year	2026

Additional Features:

Basement: Finished, Full, Storage Space -- Fuel: Natural Gas -- Heat: Forced Air, Space Heater -- Sewer: City Sewer/Connected -- Water: City Water/Connected -- Air Conditioning: Central Air

Driving Directions:

From the Hwy 371 and Barclay Ave stoplight intersection in Pine River - NE on Barclay Ave - Property is in the middle of the block on the North, just after Second Street

Broker Reciprocity

Listed By:
Close-Converse Commercial Prop

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Property Description:

Excellent opportunity to own a versatile commercial property in the heart of Pine River along Barclay Avenue/Main Street. The property features approximately 4,800 square feet of street-level retail and office space. The retail portion is currently occupied by Drake’s Pizza, providing an established tenant and immediate income, while the vacant office portion offers nicely finished space for an owner-user or an additional tenant.

The property also includes a vacant 2,340 square-foot warehouse with an overhead door, along with approximately 4,800 square feet of vacant lower-level space—ideal for storage, operations or future expansion. With a desirable downtown location, flexible space and a mix of existing income and leasing potential, this property presents an attractive opportunity for an owner-occupant, investor or combination of both.

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