



MLS 7156806 Commercial

\$399,000

2011 6th Street
Brainerd MN 56401

Status: Active

Description:

Discover turnkey multi-level office space along South 6th Street in Brainerd. Available for sale or lease, and positioned in the heart of a growing medical and professional community. This well-maintained office building offers multiple offices, work spaces, restrooms, front and rear parking, and more. For those seeking ownership, this property presents an excellent owner-user or investment opportunity, allowing you to establish your business while benefiting from additional rental income potential. Enjoy a prime location with strong traffic counts, excellent accessibility, and close proximity to area clinics, specialists, and service providers. Whether you're expanding, relocating, or investing, this property delivers professionalism and long-term value.

Additional Details:

Year Built	1986
Lot Acres	0.64
Lot Dimensions	100' x 280.23'
Taxes	\$4,255
Taxes with Assessments	\$5,228
Tax Year	2026

Additional Features:

Fuel: Natural Gas **Heat:** Forced Air

Driving Directions:

From Hwy 210 (Washington Street) / Hwy 371 (S 6th Street) intersection in Brainerd - South on S 6th Street - East on Wright Street - South on Frontage Road approx. 900 feet to property on the East



Listed By:
Close-Converse Commercial Prop

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