



MLS 7158799 Commercial

\$1,500,000

14305 Edgewood Drive
Baxter MN 56425

Status: Active

Description:

Position your business for its next chapter at the former Light Depot location in Baxter, ideally located next door to the brand-new Essentia Health St. Joseph's Orthopedic Center. This versatile commercial property combines a large retail showroom, office space, and a warehouse, bringing customer service, administrative operations, and inventory storage together under one roof. Two loading docks and one drive-in door provide convenient access for deliveries, shipping, and material handling. Well suited for retail, showroom, or wholesale operations, the building offers room to showcase products while supporting the daily needs of your business. An excellent opportunity for an owner-user seeking a functional mix of sales space, offices, and warehouse capacity in Baxter.

Additional Details:

Year Built	2001
Lot Acres	1.07
Lot Dimensions	164.08' x 279.25' x 169.99' x 278.91'
Taxes	\$37,469
Taxes with Assessments	\$38,242
Tax Year	2026

Additional Features:

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

Driving Directions:

From Hwy 210/371 intersection in Baxter - North on Hwy 371 - Take the East exit at Taco Bell / Caribou Coffee - North on Edgewood Drive - West through Spectrum Parking Lot to Property Adjacent



Listed By:
Close-Converse Commercial Prop

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