

MLS 7160104 Commercial

$435,000

923 Washington Street
Brainerd MN 56401

Status: Active

Description:

Expand your commercial investment portfolio with this tenant-occupied property on Washington Street in Brainerd. Home to Batteries Plus, the property pairs an established retail tenant with a prominent location along one of the community's primary commercial corridors. With over 14 years occupancy, the property offers investors a secure investment with continued rental income. The Washington Street address offers valuable exposure to passing traffic and positions the business among a variety of nearby retailers and services. An appealing opportunity for investors seeking a commercial property with an existing tenant in place in the heart of Brainerd.

Additional Details:

Year Built	2001
Lot Acres	0.23
Lot Dimensions	75.18' x 130.31'
Taxes	$4,428
Taxes with Assessments	$4,428
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 - East on Washington Street 4 blocks - Property is the NW corner of Washington Street and N 10th Street

Broker Reciprocity

Listed By:
Close-Converse Commercial Prop

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