

MLS 7172023 Commercial

$250,000

30968 Washington Avenue
Pequot Lakes MN 56472

Status: Active

Description:

Commercial investment opportunity in the heart of downtown Pequot Lakes! This 1,824-square-foot building offers flexibility for single or dual-tenant occupancy and a variety of potential uses, including professional offices, retail, boutique, or service-oriented businesses. Currently occupied by a single tenant, the property features paved parking, municipal utilities, and convenient access just off Main Street. Recent downtown improvements, an established mix of local businesses, and proximity to Highway 371 and the Paul Bunyan Trail contribute to the area's appeal. With a strong year-round community and seasonal tourism throughout the Brainerd Lakes Area, this property presents an opportunity for investors and business owners looking to establish a presence in downtown Pequot Lakes.

Additional Details:

Year Built	1980
Lot Acres	0.09
Lot Dimensions	50x80
Taxes	$2,405
Taxes with Assessments	$2,526
Tax Year	2026

Additional Features:

Fuel: Electric, Natural Gas **Heat:** Baseboard

Driving Directions:

From the stoplight intersection in Pequot Lakes (Patriot Ave & CR 11) - East on Main Street - South on S Washington Ave - Property is 2nd Building on the East

Broker Reciprocity

Listed By:
Real Broker, LLC

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