

MLS 7173669 Commercial

$700,000

312 Main Avenue
Bagley MN 56621

Status: Active

Description:

Excellent investment opportunity in Bagley! This approximately 4,400sq. ft. commercial office building offers an attractive 8.9% cap rate and an established rental history. Currently occupied by long term tennants providing an established tenant base with leases in place through 2029. The property is in good condition and offers an appealing opportunity for investors seeking an income-producing commercial property. Contact listing agent for additional investment information and financial details.

Additional Details:

Year Built	1980
Lot Acres	0.617
Lot Dimensions	58x118, 170x288
Taxes	$4,576
Taxes with Assessments	$4,760
Tax Year	2026

Additional Features:

Fuel: Natural Gas **Heat:** Forced Air, Heat Pump **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

From US Highway 2 in downtown Bagley, travel north on Main Avenue N. Property is located at 312 Main Ave N, Bagley, MN 56621.

Listed By:
Grimes Realty

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218-237-3333
info@affinityrealestate.com

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