

**PRICE REDUCED!**



## PROPERTY INFORMATION

- \* Sales Price \$895,000.00  
Reduced to **\$849,000.00**
- \* Building is 6,240/sf  
Service Shop 1,924/sf  
Showroom/Office 4,316/sf
- \* Warehouse 6,300/sf
- \* Lot is 2.87 Acres
- \* Crow Wing County
- \* Legacy PID 0303-12100-H00009
- \* 2019 Taxes \$16,560.00
- \* Zoned: Commercial Preferred
- \* Great Retail Location in Lake Country!
- \* Businesses in the area include:  
Lake Country Toyota, Boulder Tap House, MN  
Inboard, Arrowwood Lodge, Three Bears Water-  
park, Morey's Seafood and more!



**Contact:**

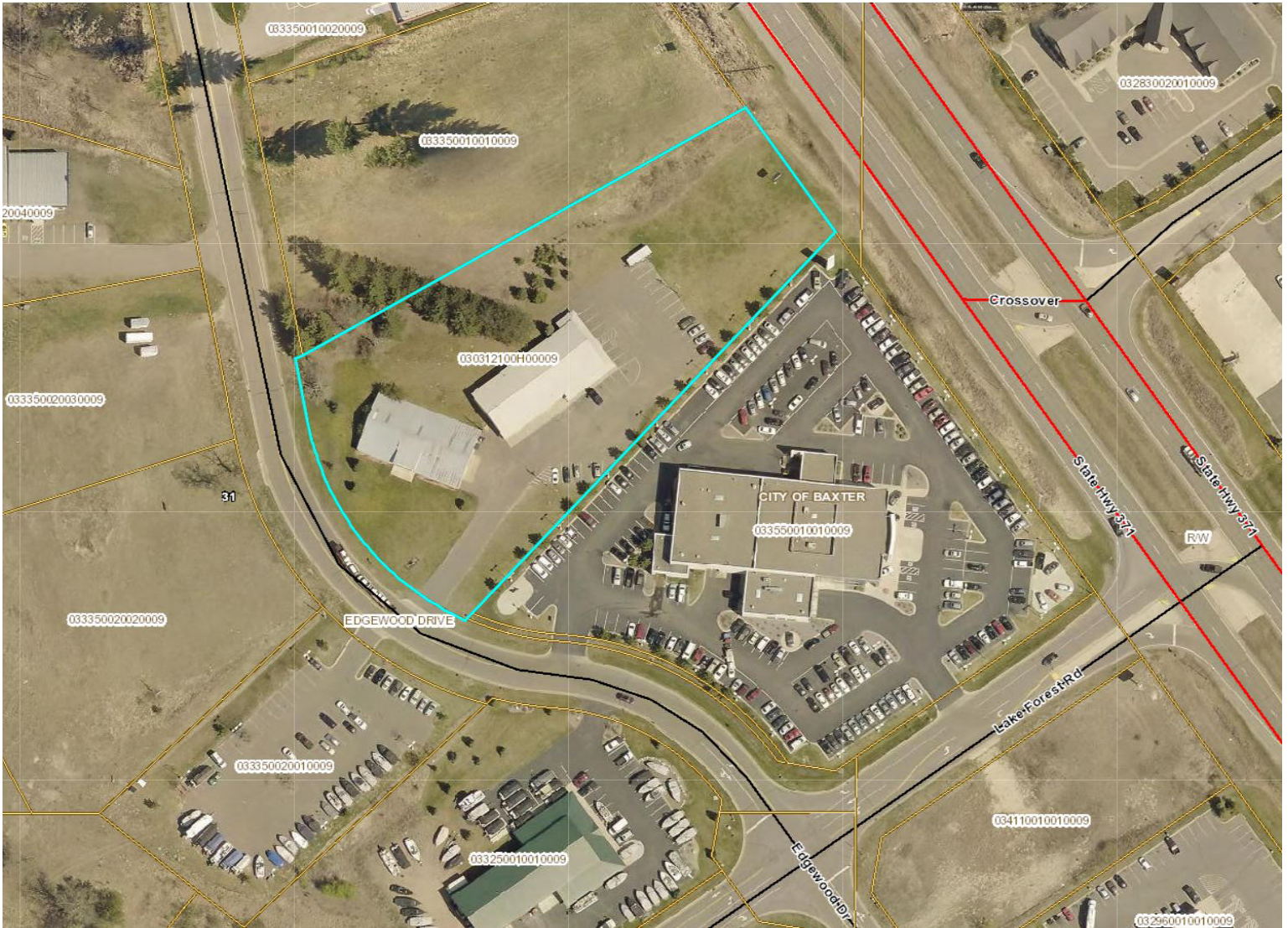
**JOSEPH ELAM**  
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COMMERCIAL REALTY SOLUTIONS

# For Sale Commercial Property 15808 Edgewood Dr. N, Baxter 56401



## PROPERTY INFORMATION

- \* Located on the West side of Highway 371
- \* 2 Miles North of Highway 210 (Brainerd/Baxter)
- \* 2.8 Acres of Highway Frontage
- \* Plenty of Room to Expand
- \* Pylon Signage

## TRAFFIC COUNTS - 2018

- \* Highway 371 - 21,500 VPD

Contact:

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COMMERCIAL REALTY SOLUTIONS

# For Sale Commercial Property 15808 Edgewood Dr. N, Baxter 56401



## PROPERTY INFORMATION

- \* Forced Air Furnace
- \* Central Air
- \* Very nice finishes
- \* ADA Accessible
- \* Great Lighting
- \* Clear Height is 12'

**Contact:**  
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