



MLS 6787634 Commercial

**\$299,900**

105 Ash Avenue NE  
Wadena MN 56482

(Active)

**Description:**

Position your business for success with this 5,000 square foot commercial building located directly on the high-traffic highway 10 corridor in Wadena. Offering unbeatable visibility and convenient access, this versatile property is ready to accommodate a wide variety of business models. Inside you will find an open and adaptable floor plan with ample space for retail, office, showroom, service or light industrial uses. High ceilings and wide spans make reconfiguration simple, while multiple entry points including a service door, allow for customer, staff and delivery separation.

**Highlights:**

- Ample on-site parking with easy access
- Excellent visibility along one of the regions busiest corridors
- Solid construction offering flexibility for build-outs or renovations
- located in a growing trade area
- Located on leased land from the RR, this sale is for the building only.

**Additional Details:**

Taxes (unreported)  
Taxes with Assessments (unreported)

**Driving Directions:**



Listed By:  
Centennial Realty

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



**Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470**





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