


MLS 7026793 Commercial

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601 Minnesota Avenue W
Walker MN 56484

(Active)

**Description:**

Position your business for success with this highly visible retail opportunity in Walker, Minnesota. Strategically located on a prime corner along Minnesota Avenue/Hwy 371, this 6,000+ square foot building offers exceptional exposure, strong traffic counts, and convenient access for both locals and visitors year-round. The main level features a large open floor plan, providing flexibility for a wide variety of retail, showroom, specialty store, or service-oriented concepts. Expansive open space allows you to design the layout to fit your vision, while the dedicated rear workspace offers ideal room for storage, inventory management, light assembly, or back-of-house operations. An additional 475± square foot lower level provides bonus storage or utility space, adding valuable functionality to the property. With its prominent corner positioning, excellent signage potential, and affordable lease rate, this property presents a rare opportunity to establish or expand your business in one of northern Minnesota's most desirable retail corridors.

**Additional Details:**

| | |
|---|---|
| Taxes | (unreported) |
| Taxes with Assessments | (unreported) |

**Driving Directions:**

Broker Reciprocity

Listed By:
Close-Converse Commercial Prop

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

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