



## OFFICE BUILDING FOR SALE / LEASE

516 NW 6th Street, Brainerd, MN 56401

**C|C** CLOSE CONVERSE  
Commercial Real Estate | Business Brokerage

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | [www.closeconverse.com](http://www.closeconverse.com)

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# Features

## Owner-Occupy or Invest.

Excellent opportunity to invest in a versatile multi-level office building in West Brainerd! Ideally situated between Brainerd and Baxter, this property offers convenient access to major amenities, area businesses, and high-traffic routes. The spacious layout is perfect for an owner-occupier or an investor looking to lease out space. A prime fit for any office-service business seeking affordable space in a strong, growing commercial corridor. Don't miss your chance to relocate or expand in this dynamic location!



|                                |                                                                                                                                                             |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Address:</b>                | 516 NW 6th Street, Brainerd, MN 56401                                                                                                                       |
| <b>Directions:</b>             | From Hwy 210/371 intersection in Baxter - East on Hwy 210 (Washington St) approx. 1 1/4 miles - North on NW 6th St 1 1/2 blocks to the property on the East |
| <b>Lot Size:</b>               | 0.41 Acres (18,203 sq. ft.)                                                                                                                                 |
| <b>Lot Dimensions:</b>         | 130' x 140'                                                                                                                                                 |
| <b>Building Size:</b>          | 3,588 sq. ft. Total                                                                                                                                         |
| <b>Main Level:</b>             | 1,794 sq. ft.                                                                                                                                               |
| <b>Lower Level:</b>            | 1,794 sq. ft.                                                                                                                                               |
| <b>PRICE REDUCED:</b>          | <del>\$349,000</del> \$334,000                                                                                                                              |
| <b>Lease Rate:</b>             | \$10.00/sq. ft. Triple Net                                                                                                                                  |
| <b>2026 Real Estate Taxes:</b> | \$6,982                                                                                                                                                     |
| <b>Water &amp; Sewer:</b>      | City                                                                                                                                                        |

*Continued on next page.*

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# Features

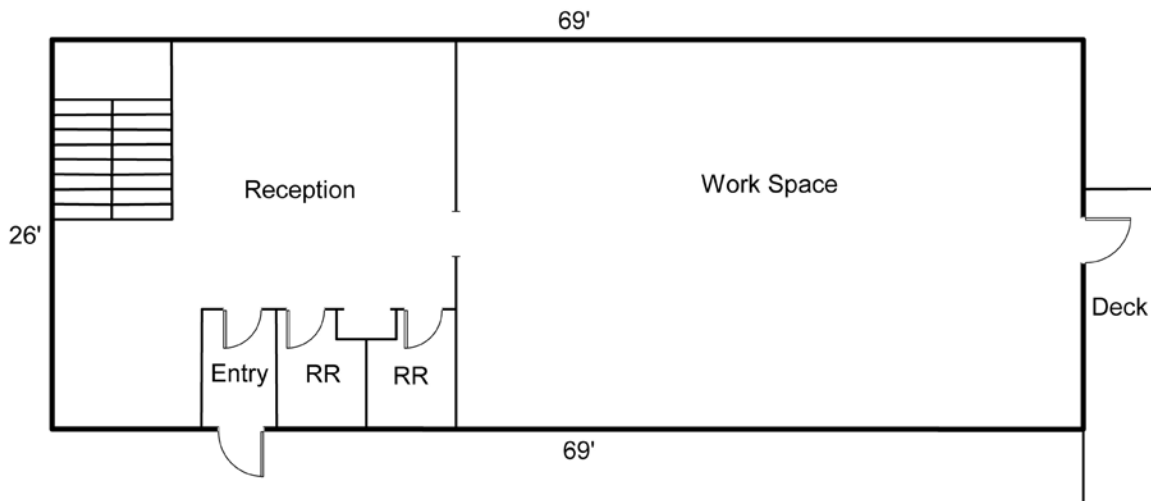
|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Heating:</b>                | Propane Forced Air                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Cooling:</b>                | Central Air - Electric Ground Unit                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Electric:</b>               | 200 Amp, Single Phase                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Lighting:</b>               | Fluorescent                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Year Built:</b>             | 1987                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Construction:</b>           | Wood Frame                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Foundation:</b>             | Concrete Bock                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Roof:</b>                   | Flat -Rubber Membrane and Asphalt Shingles                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Exterior:</b>               | Wood Siding                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Ceiling Height:</b>         | 8'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Bathrooms:</b>              | Main Level: 2<br>Lower Level: 1 (with Shower)                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Parking:</b>                | 16 Paved Spaces in Front and 8 Paved Spaces in Back                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Frontage:</b>               | 130' on NW 6th Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Zoning:</b>                 | TN-2 - Traditional Neighborhood 2                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>PID#:</b>                   | 41040789                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Legal Description:</b>      | All of Lots 8 & 9 Block H and Lot 7 Block H except the N 20 ft thereof, West Brainerd                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Neighboring Businesses:</b> | Located near MADD, Kaiser & Associates PA, Lakes Area Cosmetics Bar, Lake Country Dental, Caribou, Wendy's, Wells Fargo, The UPS Store, Nail Studio, Walgreens, Access North, Parlor Hair Salon, Retirement Designs, US Army Recruiting, Rainbow Therapeutics, Tree of Life Holistic, First Peoples Insurance, Brainerd License Office, VA Clinic, Tanner Motors, McDonalds, Good Year Tire, Dominos, Subway, Westgate Mall, Westport Shopping Center, Dollar Tree, plus numerous others. |

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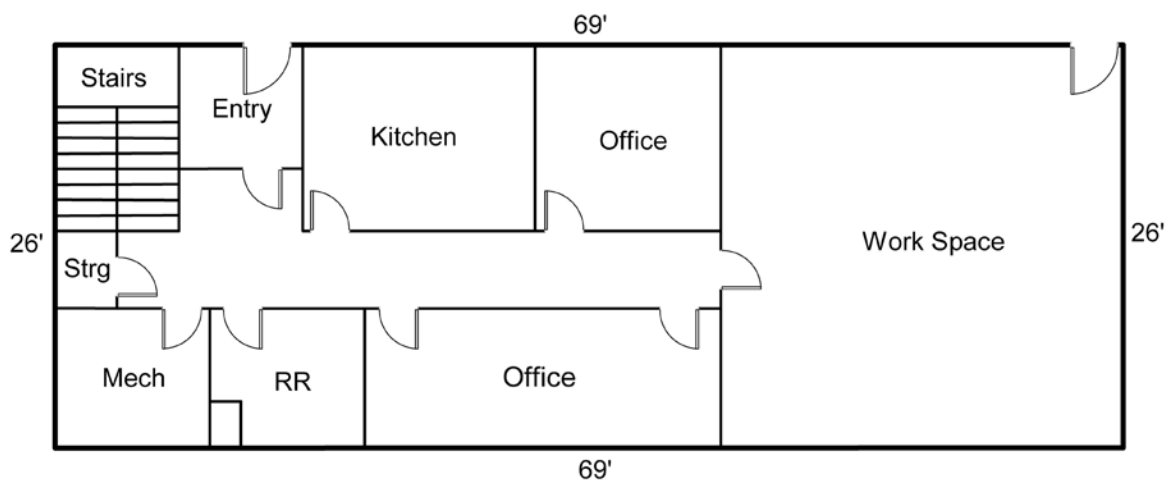
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# Floor Plan

## Main Level



## Lower Level



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# Photos



Subject Building



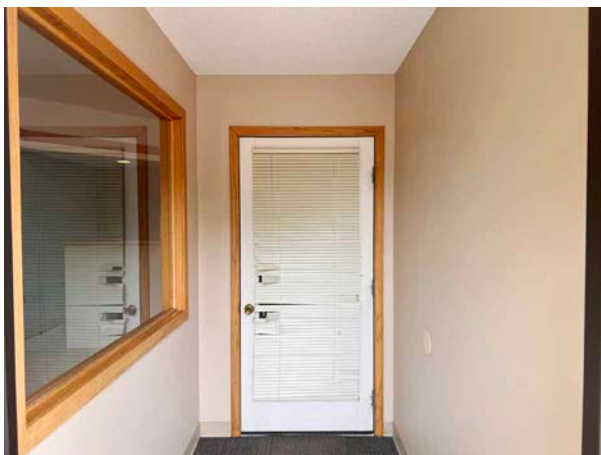
Subject Building



Deck



Back Side of Building



Main Level - Entrance



Main Level - Reception

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# Photos



Main Level - Reception (Stairs to Lower Level)



Main Level - Reception



Main Level - Reception (Restrooms)



Main Level - Reception



Main Level - Work Space



Main Level - Work Space

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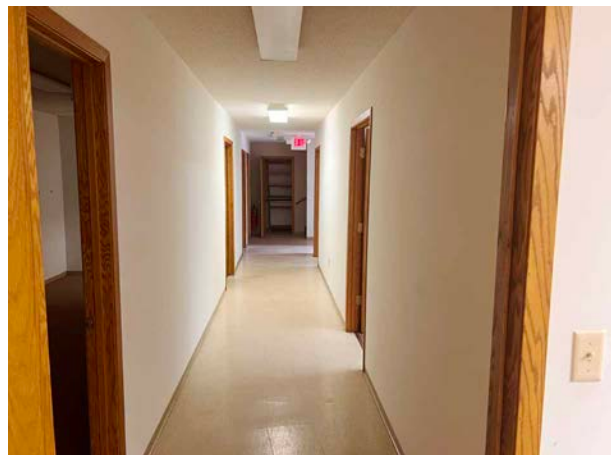
Main Level - Restroom



Main Level - Restroom



Lower Level - Entrance



Lower Level - Hall to Rooms



Lower Level - Office



Lower Level - Office

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# Photos



Lower Level - Work Space



Lower Level - Work Space



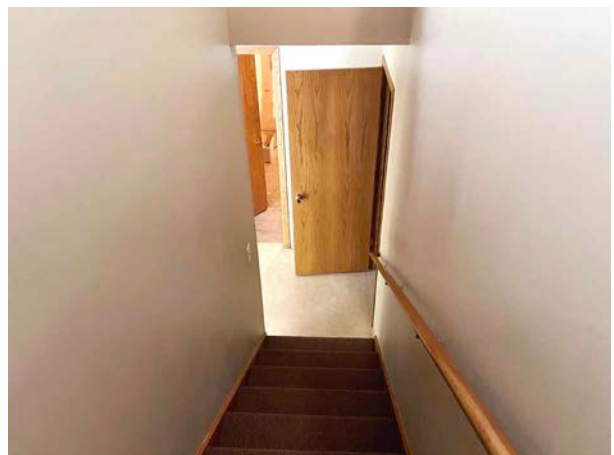
Lower Level - Kitchen



Lower Level - Kitchen



Lower Level - Restroom



Lower Level - Stairs to Main Level

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# Aerial Photo



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# Section Aerial



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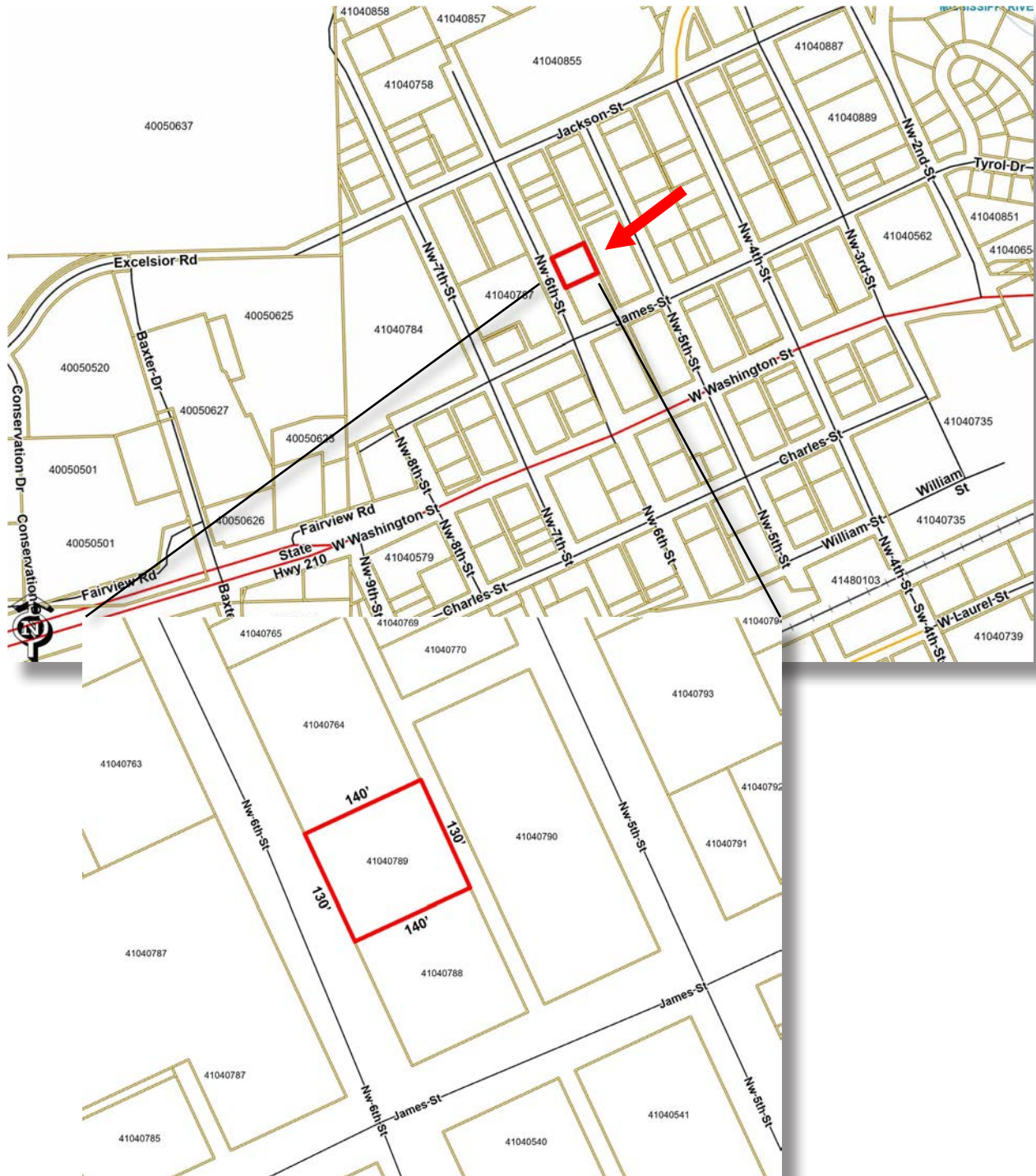
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# Section Map



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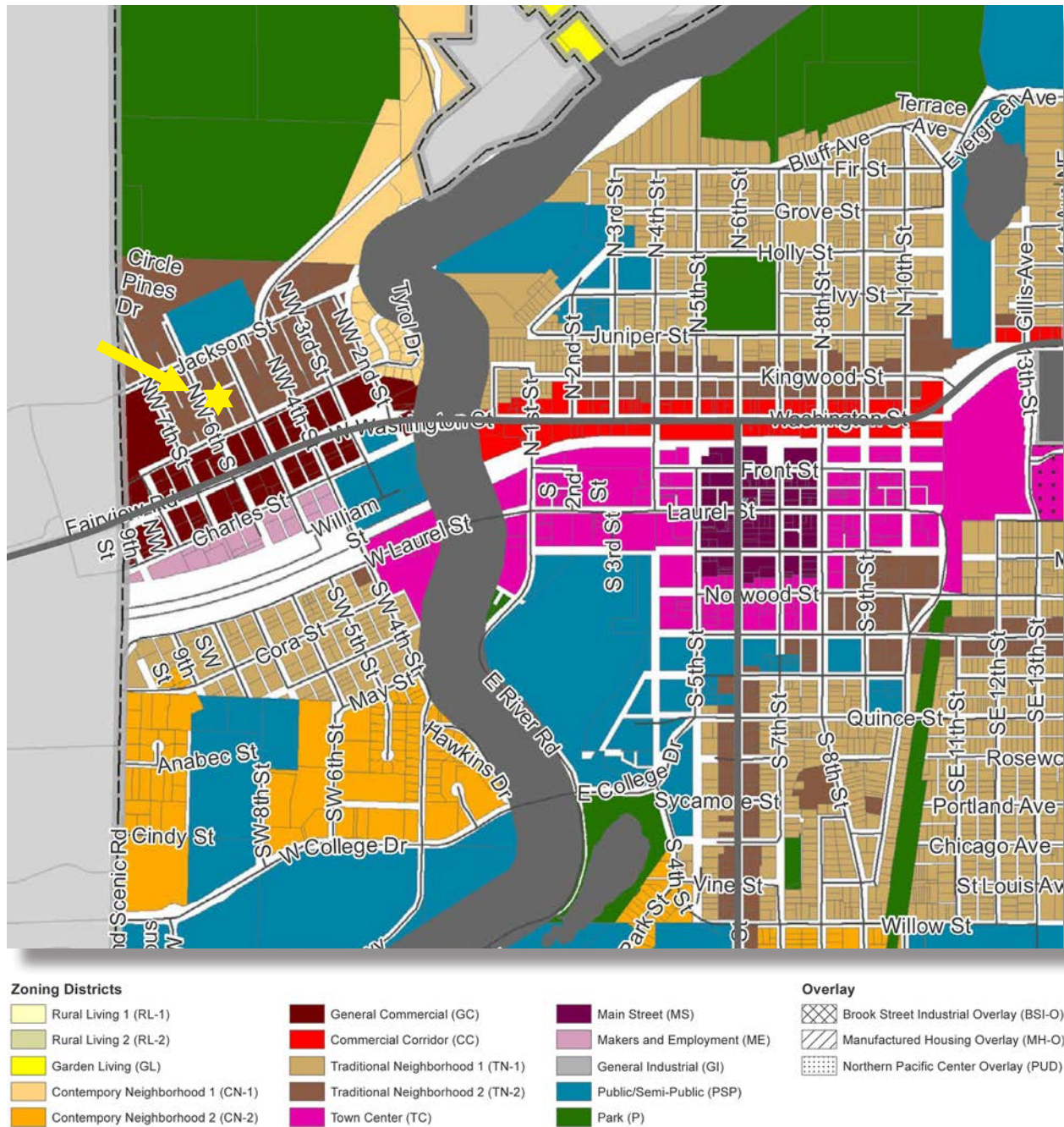


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# Zoning Map

## (TN-2) Traditional Neighborhood 2



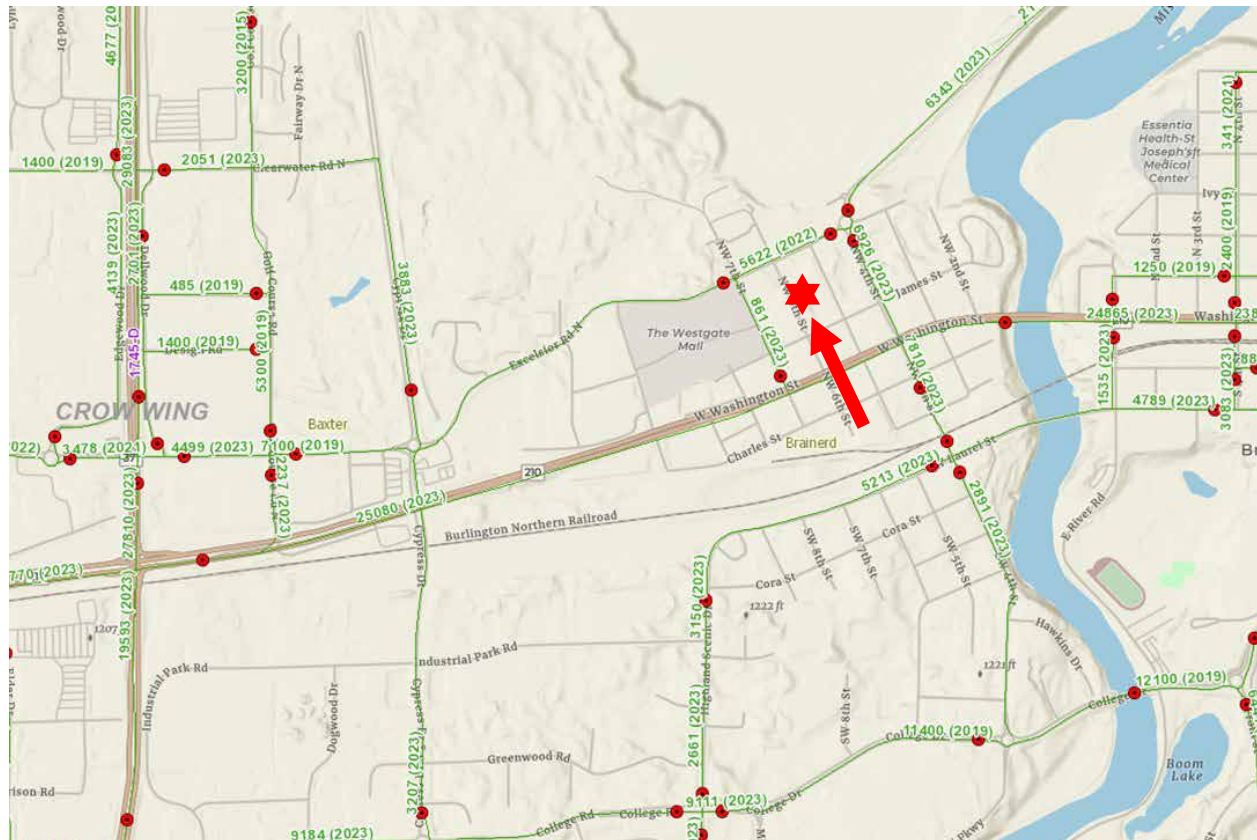
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Counts from MNDOT

# Traffic Counts

**Traffic Counts:** 24,865 (2023) on Washington St (Hwy 210), 6,926 (2023) on NW 4th St, 5,622 (2022) on Jackson St and 861 (2023) on NW 7th St

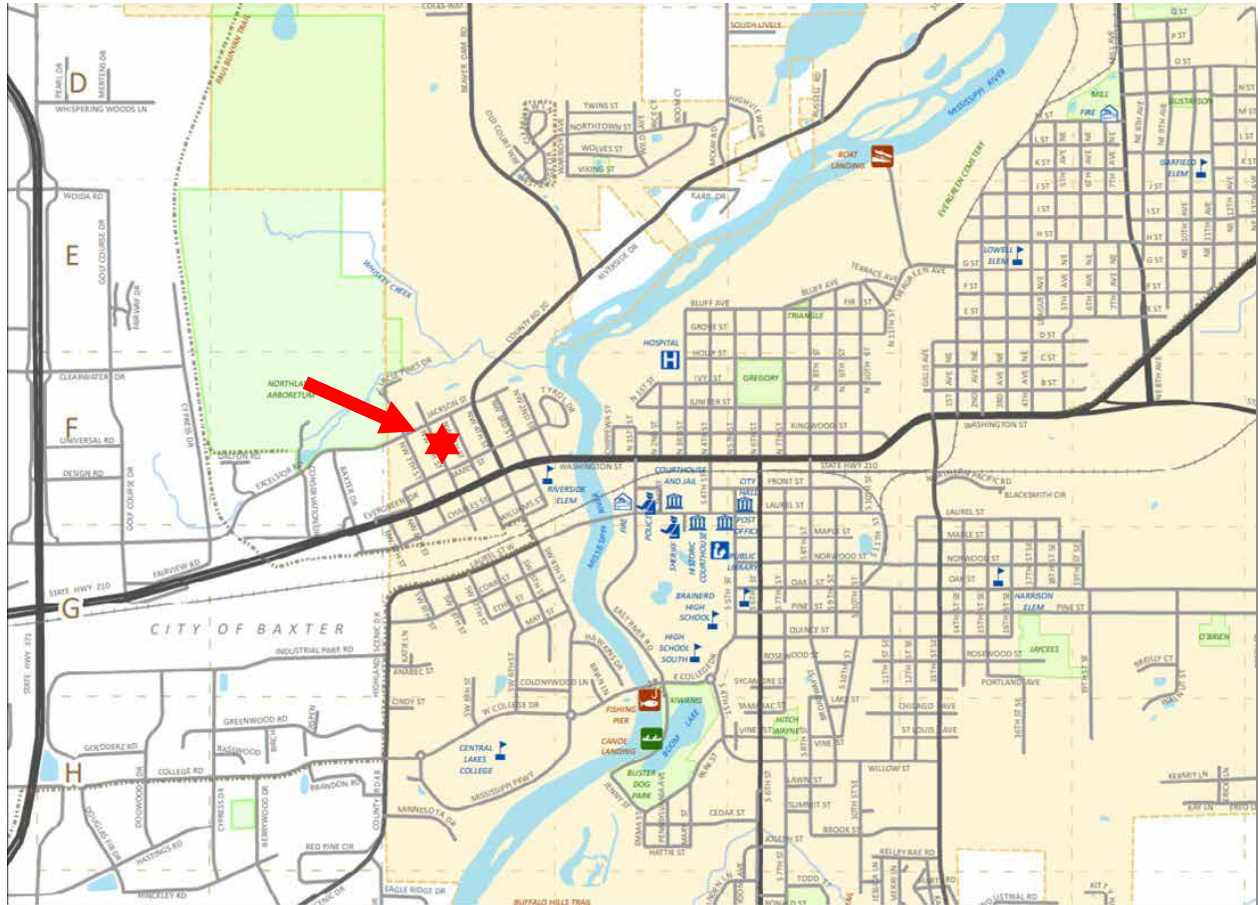


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# Location Map



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Figures from STDB, CCIM

# Demographics

**Trade Area 2025 Population (Includes the following counties):**

|                             |         |
|-----------------------------|---------|
| Crow Wing County            | 69,034  |
| Cass County                 | 31,987  |
| Total Trade Area Population | 101,021 |

**2025 Population (by Zip Code):**

|          |        |
|----------|--------|
| Brainerd | 32,366 |
| Baxter   | 9,120  |

**Estimated Summer Population:**

|                 |          |
|-----------------|----------|
| Brainerd/Baxter | 200,000+ |
|-----------------|----------|

**Projected Population Growth Change 2025-2030:**

|                  |       |
|------------------|-------|
| Crow Wing County | 0.49% |
| Brainerd         | 0.52% |
| Baxter           | 1.15% |

**Households in 2025:**

|                  |        |
|------------------|--------|
| Crow Wing County | 29,595 |
| Brainerd         | 13,428 |
| Baxter           | 3,700  |

**2025 Median Household Income:**

|                  |          |
|------------------|----------|
| Crow Wing County | \$79,236 |
| Brainerd         | \$75,710 |
| Baxter           | \$79,528 |

**Leading Employers in Crow Wing County in 2025:**

Essentia Health  
Cuyuna Regional Medical Center  
Brainerd School District  
Grandview Lodge  
Breezy Point Resort  
Ascensus  
Clow Stamping  
Crow Wing County  
Madden's Resort  
Cragun's Resort  
Walmart  
Ruttgers Bay Lake Resort  
Super One (3 Stores)  
Central lakes College  
Anderson Brothers Construction  
Pequot Lakes School District  
Mills Automotive  
Bang Printing  
City of Brainerd  
Costco  
Bethany Good Samaritan  
Woodland Good Samaritan  
Crosby Ironton School District  
Minnesota Care

**Leading Employers Cont.:**

Landis + Gyr  
Northstar Plating  
Nortech Systems  
Lindar  
Avantech  
Reichert Bus  
Lexington  
Growth Zone  
CTC  
Stern Companies  
MNDOT  
MNDNR  
TDS  
Graphic Packaging  
Crow Wing Power

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# Thank You

## **Thank you for considering this Close Converse opportunity**

Close Converse is pleased to present this real estate opportunity for your review. It is our intention to provide you with the breadth of information and data that will allow you to make an informed decision.

## **We are here to help**

Please review this package and contact us with any questions you may have. We are prepared to discuss how this property meets your needs and desires. Facts, figures and background information will aid in your decision. Should you need specialized counsel in the areas of taxation, law, finance, or other areas of professional expertise, we will be happy to work with your advisor or, we can recommend competent professionals.

## **How to acquire this opportunity**

When you have made a decision to move forward, we can help structure a proposal that covers all the complexities of a commercial real estate transaction. As seller's representatives, we know the seller's specific needs and can tailor a proposal that expresses your desires, provides appropriate contingencies for due diligence and results in a win-win transaction for all parties.

## **Agency and you**

Generally, we are retained by sellers or landlords to represent them in the packaging and marketing of their commercial, investment or development real estate. You are encouraged to review the Minnesota disclosure form "Agency Relationships in Real Estate Transactions" which is enclosed at the end of this package. If you have questions about agency and how it relates to your search for the right property, please ask us. We will answer all your questions and review the alternatives.

Should you wish to pursue this opportunity, please acknowledge your review of "Agency Relationships" by signing, dating and returning it to us.

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# Agency Disclosure

## AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

1. Page 1

2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with  
3. consumers what type of agency representation or relationship they desire.<sup>(1)</sup> The available options are listed below. This  
4. is not a contract. **This is an agency disclosure form only. If you desire representation you must enter into a**  
5. **written contract, according to state law** (a listing contract or a buyer/tenant representation contract). Until such time  
6. as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive  
7. any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see  
8. paragraph IV on page two (2)), unless the broker or salesperson is representing another party, as described below.

9. **ACKNOWLEDGMENT: I/We acknowledge that I/we have been presented with the below-described options.**  
10. **I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the**  
11. **broker/salesperson. I/We understand that written consent is required for a dual agency relationship.**

12. **THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.**

13. \_\_\_\_\_  
(Signature) (Date) (Signature) (Date)

14. I. **Seller's/Landlord's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker,  
15. represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to the  
16. Seller/Landlord the fiduciary duties described on page two (2).<sup>(2)</sup> The broker must also disclose to the Buyer  
17. material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and  
18. significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to  
19. rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the  
20. Seller/Landlord, they must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any information  
21. disclosed to them, except confidential information acquired in a facilitator relationship (see paragraph IV on page  
22. two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel from the  
23. broker or salesperson.

24. II. **Buyer's/Tenant's Broker:** A Buyer/Tenant may enter into an agreement for the broker or salesperson to represent  
25. and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord,  
26. even if they are being paid in whole or in part by the Seller/Landlord. A Buyer's/Tenant's broker owes to the  
27. Buyer/Tenant the fiduciary duties described on page two (2).<sup>(2)</sup> The broker must disclose to the Buyer material facts  
28. as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect  
29. the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)  
30. If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, they  
31. must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to them,  
32. except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In  
33. that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or  
34. salesperson.

35. III. **Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one  
36. broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same  
37. broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and  
38. means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This  
39. role limits the level of representation the broker and salesperson can provide, and prohibits them from acting  
40. exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing  
41. a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose  
42. specific information about them. Other information will be shared. Dual agents may not advocate for one party  
43. to the detriment of the other.<sup>(3)</sup>

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary  
45. duties described below.<sup>(2)</sup> Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd.  
46. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the  
47. property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)

48. IV. **Facilitator:** A broker or salesperson who performs services for a Buyer/Tenant, a Seller/Landlord or both but  
49. does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual  
50. Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY**  
51. **DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A**  
52. **WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of  
53. confidentiality to the party but owes no other duty to the party except those duties required by law or contained in  
54. a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/  
55. Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson  
56. must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or  
57. salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented  
58. by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's  
59. Broker (see paragraph II on page one (1)).  
60.

61. <sup>(1)</sup> This disclosure is required by law in any transaction involving property occupied or intended to be occupied by  
62. one to four families as their residence.

63. <sup>(2)</sup> The fiduciary duties mentioned above are listed below and have the following meanings:

64. **Loyalty** - broker/salesperson will act only in client(s)' best interest.

65. **Obedience** - broker/salesperson will carry out all client(s)' lawful instructions.

66. **Disclosure** - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge  
67. which might reasonably affect the client(s)' use and enjoyment of the property.

68. **Confidentiality** - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific  
69. information (such as disclosure of material facts to Buyers).

70. **Reasonable Care** - broker/salesperson will use reasonable care in performing duties as an agent.

71. **Accounting** - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

72. <sup>(3)</sup> If Seller's/Landlord(s) elect(s) not to agree to a dual agency relationship, Seller's/Landlord(s) may give up the  
73. opportunity to sell/lease the property to Buyer's/Tenant(s) represented by the broker/salesperson. If Buyer's/  
74. Tenant(s) elect(s) not to agree to a dual agency relationship, Buyer's/Tenant(s) may give up the opportunity to  
75. purchase/lease properties listed by the broker.

76. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender  
77. registry and persons registered with the predatory offender registry under MN Statute 243.166 may be  
78. obtained by contacting the local law enforcement offices in the community where the property is located,  
79. or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at  
80. <https://coms.doc.state.mn.us/publicreglstrantsearch>

MNAGCYDISC-2 (8/25)

**516 NW 6th St, Brainerd, MN 56401**

# Contact

## Office Location

521 Charles Street  
Suite 201  
Brainerd, MN 56401

## Mailing Address

PO Box 327  
Brainerd, MN 56401

## Phone

218-828-3334

## Fax

218-828-4330

## Website

[www.CloseConverse.com](http://www.CloseConverse.com)

## Agents

|                    |                 |                                                                      |
|--------------------|-----------------|----------------------------------------------------------------------|
| Nate Grotzke, CCIM | C: 218-838-1000 | <a href="mailto:nate@closeconverse.com">nate@closeconverse.com</a>   |
| Tim Miller, CCIM   | C: 218-838-8772 | <a href="mailto:tim@closeconverse.com">tim@closeconverse.com</a>     |
| Chris Close, CCIM  | C: 218-831-7510 | <a href="mailto:chris@closeconverse.com">chris@closeconverse.com</a> |

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