

Commercial Building for Sale
1067 Highway 107
Braham, MN 55006



FOR SALE



1984



4473 SF



2.82 Acres



\$375,000

PROPERTY DESCRIPTION

Prime commercial opportunity along Highway 107 in Braham! This 4,473 sq. ft. building sits on approximately 2.82 acres and offers excellent visibility, easy highway access, ample parking, a versatile interior, and a large storage yard. Recent updates include a new roof (2023), three new furnaces, A/C unit, and water heater (2024). Features include a 9-foot overhead door, approximately 300 sq. ft. loft, and semi access. Zoned Agricultural/Residential and Commercial, this property offers flexibility and potential for a variety of business uses. Bring your ideas and explore the possibilities!

Exclusively Marketed by
Your Advisor in Commercial Real Estate

MEGHAN RUDNITSKI

REALTOR

M 612-703-6444

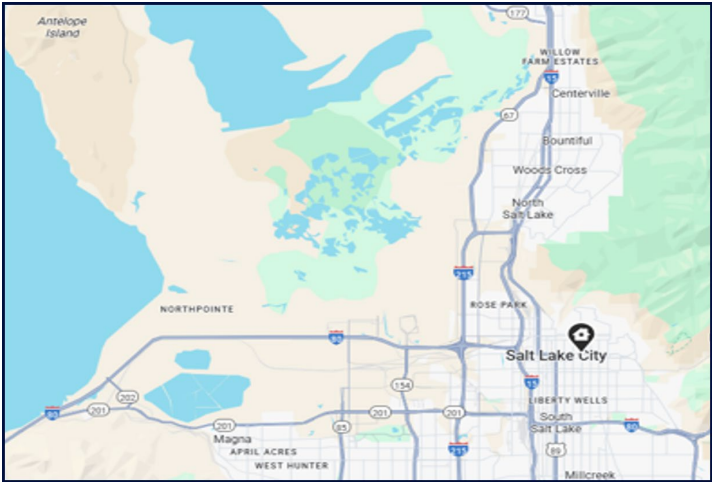
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CENTURY 21 COMMERCIAL®
Moline Realty, Inc



PROPERTY HIGHLIGHTS

- ☐ 20.5% revenue growth from 2021 to 2025
- ☐ 25 parking spaces (4 ADA Compliant)
- ☐ 85% occupancy at NNN
- ☐ Low maintenance costs – new construction
- ☐ Current tenants have 5+ years leases

GO TO THE WEBSITE



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	5,000	38,000	105,000
2025 Average HH Income	\$82,000	\$96,000	\$112,000

AGENT NAME

Title
M 000.000.000
O:000.000.000
Agent.Name@c21.com
C21Website.com
Lic# 12345678

CENTURY 21 COMMERCIAL.
Office Name