





# COMMERCIAL BUILDING FOR SALE

## 2594 Tilden Trail SW (Hwy 371), Pine River, MN 56474

C|C CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com

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# Features

# Hwy 371 Commercial.



Position your business for success along the highly traveled Hwy 371 corridor just south of Pine River. This well-located office building offers outstanding visibility, easy access, and strong exposure to both local and regional traffic. Inside, the property features an open reception area, numerous private offices, a flexible open workspace ideal for collaboration or cubicle layout, and three restrooms to comfortably support staff and clients alike. An upper-level area provides additional workspace or valuable storage, offering versatility for a variety of business needs. Whether you're looking to relocate, expand, or invest, this property delivers a functional layout in a prime location—perfect for office, service-based, or professional users seeking a presence along one of the area's most active commercial corridors.

| | |
|---|---|
| **Address:** | 2594 Tilden Trail SW (Hwy 371), Pine River, MN 56474 |
| **Directions:** | From the Hwy 371 and Barclay Ave stoplight intersection in Pine River - SE on Hwy 371 approx. 0.7 miles - North on Tilden Trail SW - Property is on the East |
| **Lot Size:** | 0.56 Acres (24,501 sq. ft.) |
| **Lot Dimensions:** | 100' x 196.49' x 226.92' x 150' |
| **Frontage:** | 100' on Hwy 371 and 196.49' on Tilden Trail SW |
| **Building Size:** | 4,246 sq. ft. Total |
| **Main Level:** | 3,206 sq. ft. |
| **Upper Level:** | 1,040 sq. ft. |
| **PRICE REDUCED:** | ~~$369,000~~ $356,500 |
| **2026 Real Estate Taxes:** | $2,236 |

***Continued on next page.***

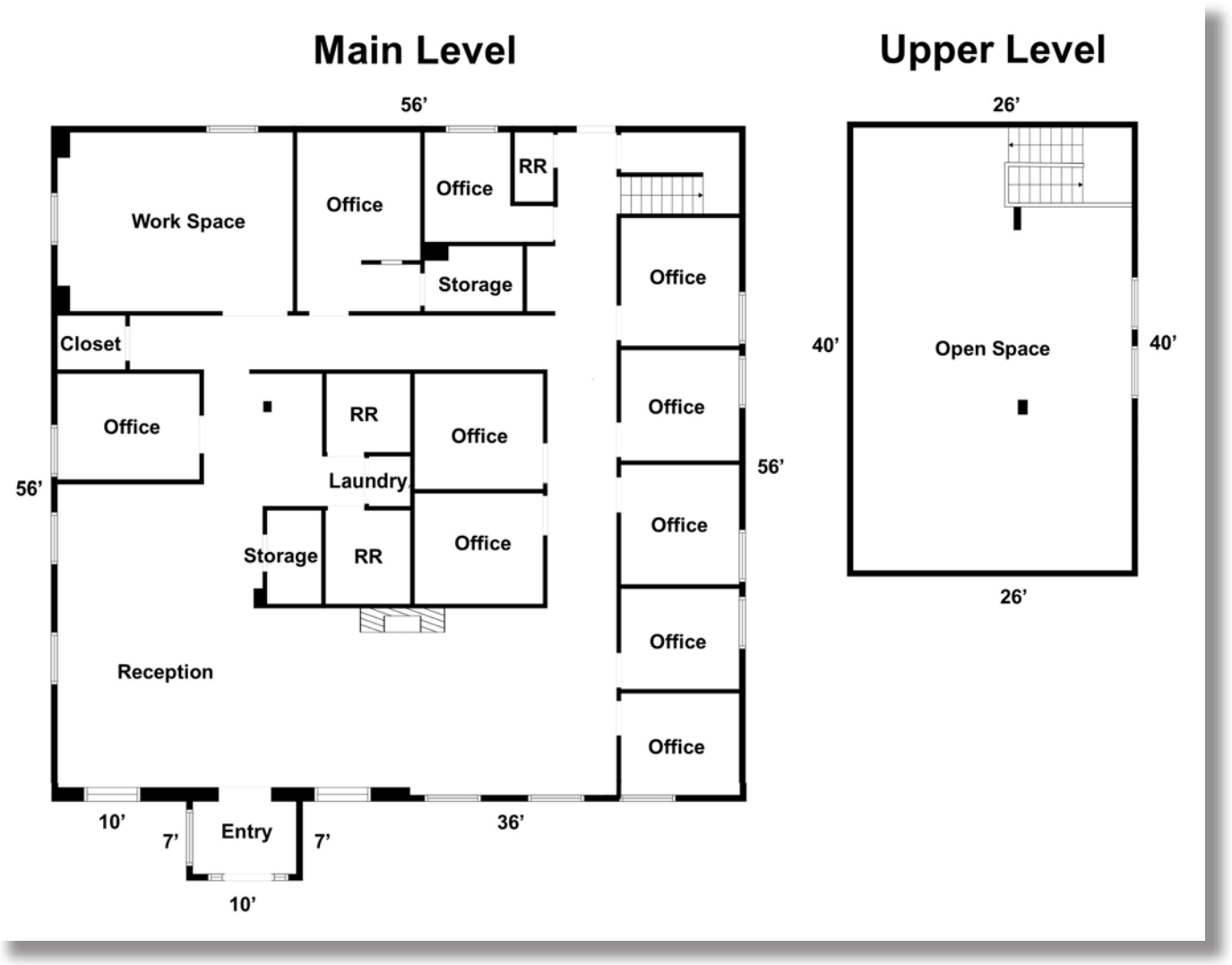
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# Features

| | |
|---|---|
| **Water:** | Well |
| **Sewer:** | Septic |
| **Heating:** | Natural Gas Forced Air |
| **Cooling:** | Central Air - Electric Ground Unit |
| **Electric:** | 200 Amp, Single Phase |
| **Lighting:** | Fluorescent |
| **Year Built:** | 1998 |
| **Construction:** | Wood Frame |
| **Foundation:** | Concrete |
| **Roof:** | Metal |
| **Exterior:** | Half Log & Cedar |
| **Ceiling Height:** | 8’ |
| **Restrooms:** | 3 (2 Public, 1 Private) |
| **Parking:** | Paved Parking on West Side of Building and Gravel Parking Areas on East and West Sides |
| **Zoning:** | C-1 Commercial Corridor<br>The purpose of this district is to provide adequate areas for general retail, wholesale, office and service activities located as permitted uses in the growth and development areas adjacent to incorporated municipalities. C-1 commercial districts shall be located along federal, state, or county highways and shall include all the parcels so designated. |
| **PID#:** | 50-349-0110 |
| **Legal Description:** | Lot 2 Block 1, Southtown Acres, Sec 6-137-29 |
| **Neighboring Businesses:** | Located near Kiddie Corner Daycare, Ice Castle, Kimber Creek Ford, Pine River Inn,Canvas Tech, AirWave Pedestal, Wippler Precast, Paul’s Garage, Brookside Assisted Living, Miltmore Motor Company, Bite’s Pub & Grub, plus numerous others in downtown Pine River |

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# Floor Plan




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# Photos



Subject Property



Subject Property



Subject Property



Subject Property



Reception



Reception

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# Photos



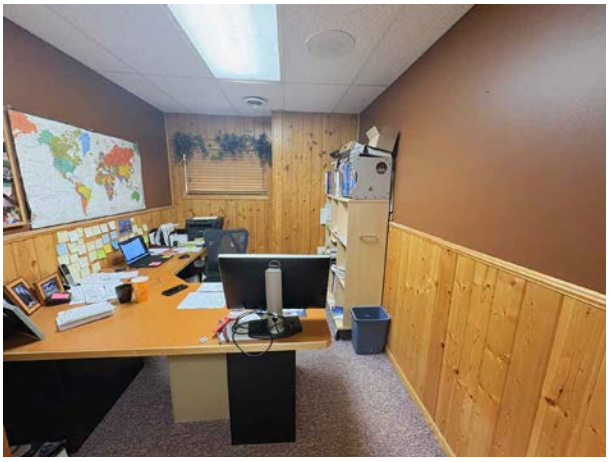
Reception



Office



Office



Office



Work Space



Work Space

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# Photos



Office



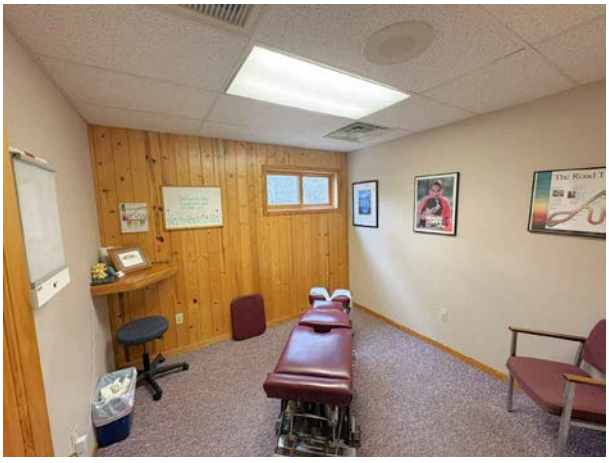

Storage



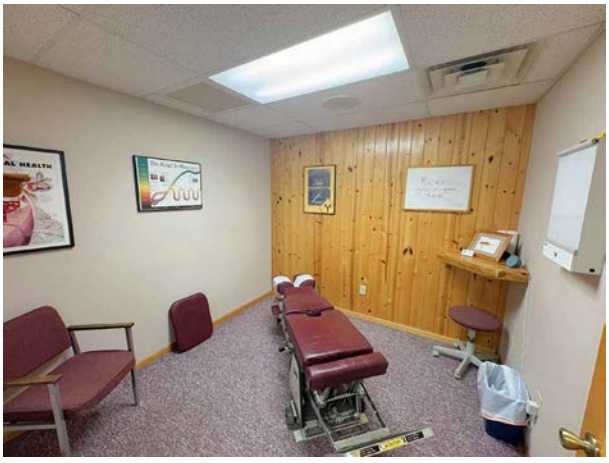
Sink & Fridge



Office



Office



Office

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# Photos



Counter



Closet Laundry



Restroom



Restroom



Upper Level



Upper Level

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# Aerial Photo




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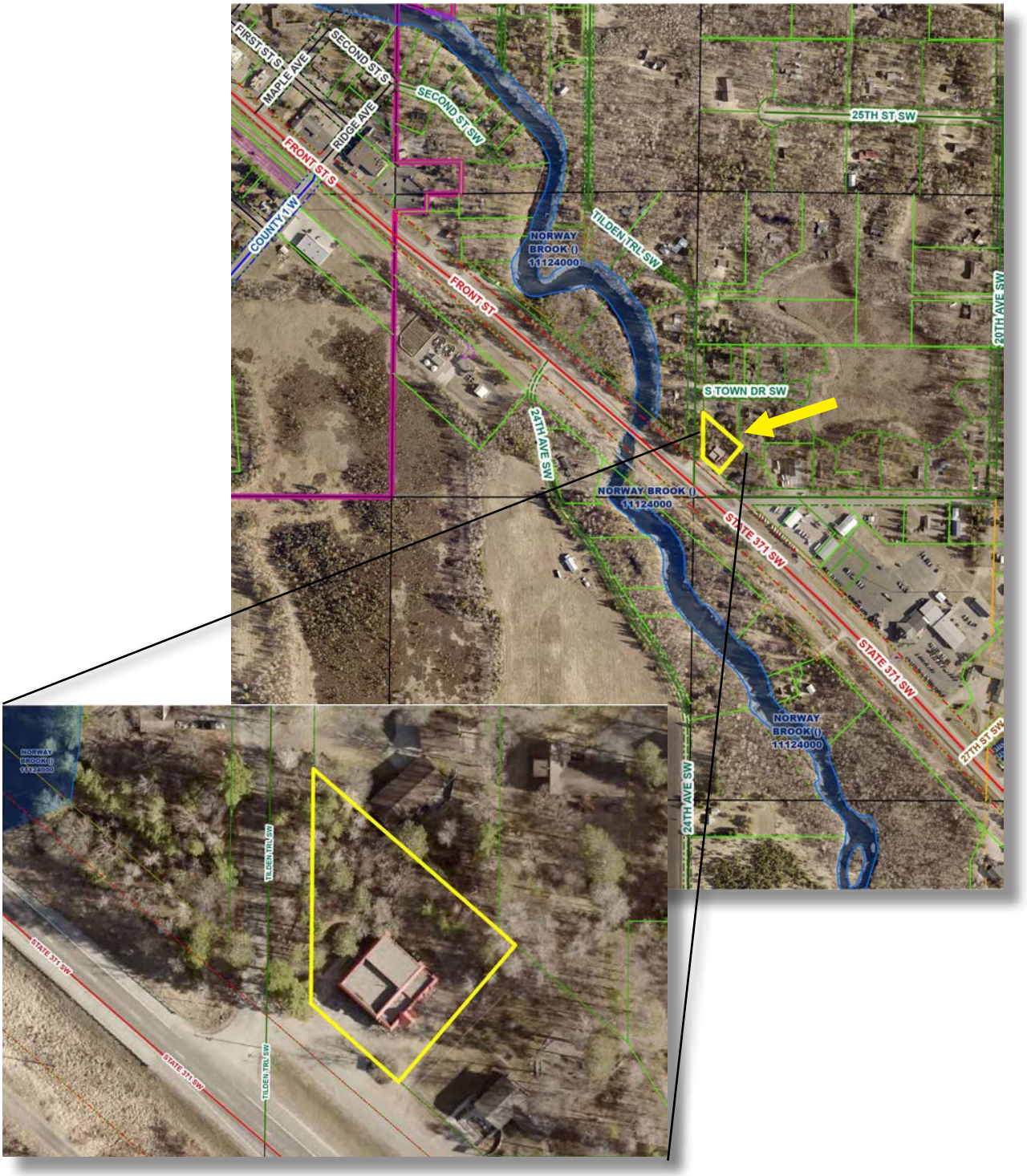
## 2594 Tilden Trail SW, Pine River, MN

# Aerial Photo



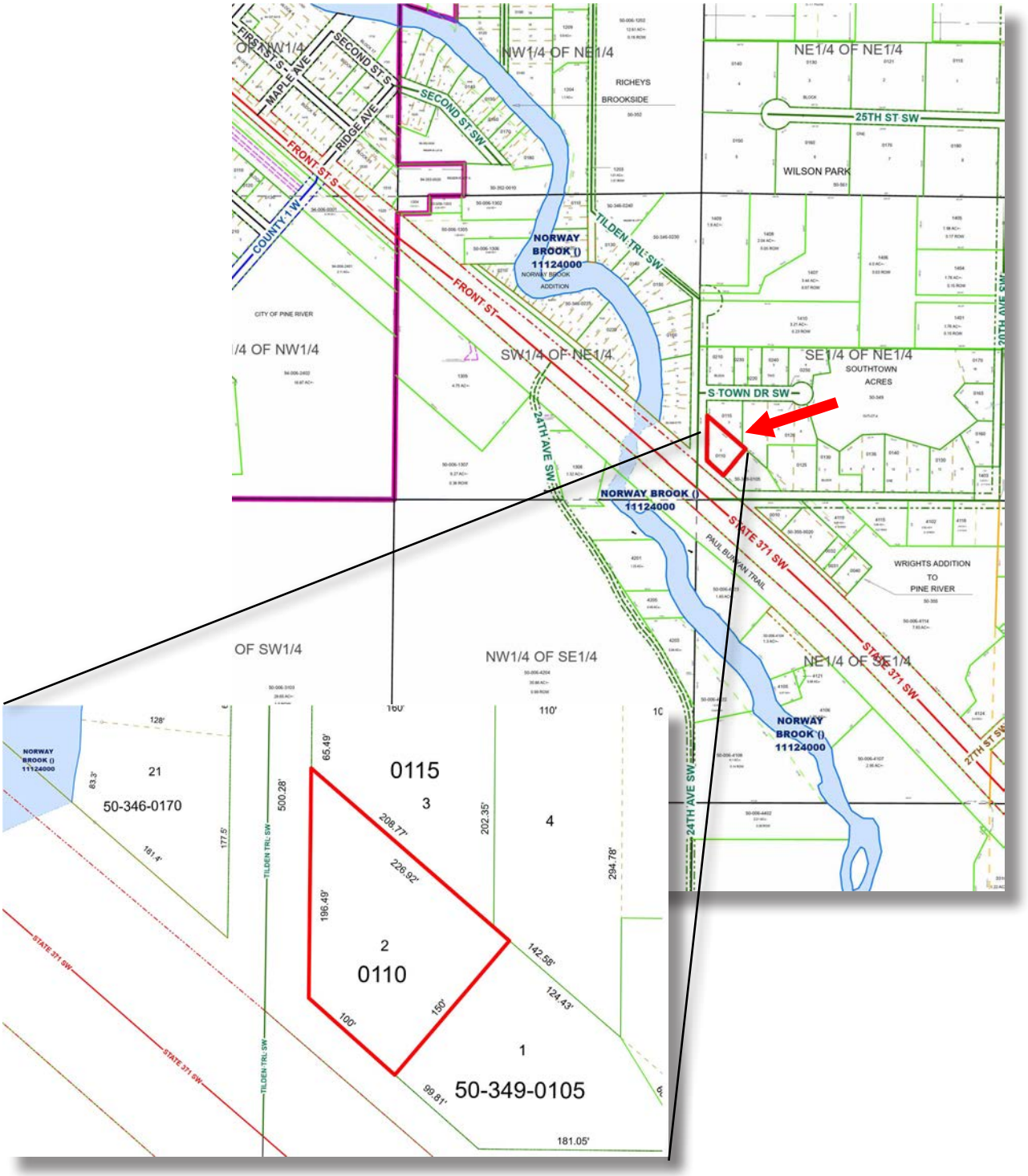

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# Section Aerial




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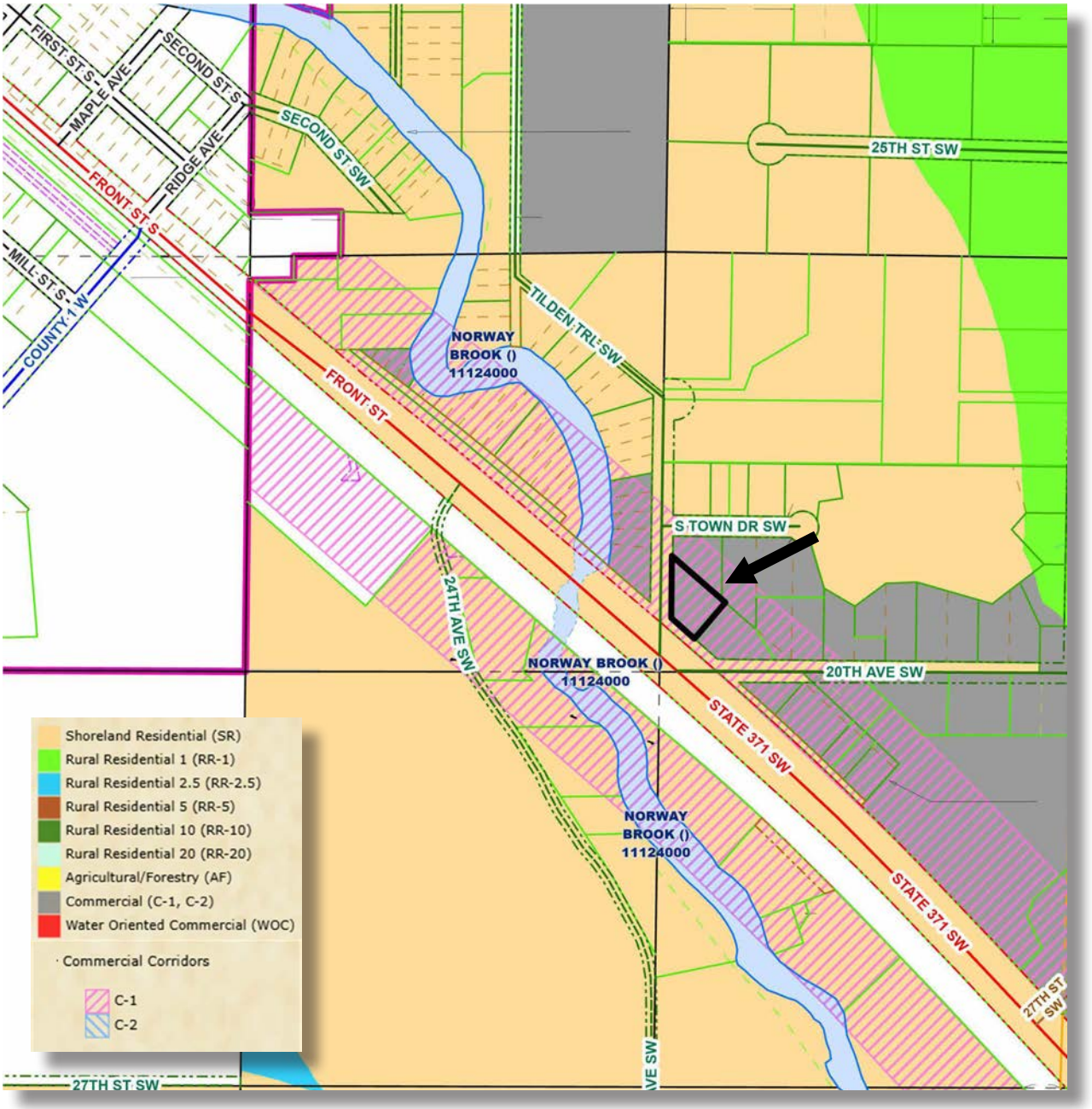
# Section Map




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# Zoning Map

## C-1 Commercial Corridor




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Counts from MNDOT

# Traffic Counts

**Traffic Counts:** 7,154 (2025) on Hwy 371




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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:** | Brainerd | 32,366 |
| | Baxter | 9,120 |
| | Pine River | 4,646 |
| **Estimated Summer Population:** | Brainerd/Baxter | 200,000+ |
| **Projected Population Growth Change 2025-2030:** | | |
| | Cass County | 0..62% |
| | Pine River | 0.72% |
| **Households in 2025:** | Cass County | 13,304 |
| | Pine River | 1,992 |
| **2025 Median Household Income:** | Cass County | $66,441 |
| | Pine River | $61,395 |

**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
MinnesotaCare

**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



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

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

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

_____ _____ _____ _____
(Signature) (Date) (Signature) (Date)

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

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

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

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

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

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

(2) The fiduciary duties mentioned above are listed below and have the following meanings:
Loyalty - broker/salesperson will act only in client(s)' best interest.
Obedience - broker/salesperson will carry out all client(s)' lawful instructions.
Disclosure - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge which might reasonably affect the client(s)' use and enjoyment of the property.
Confidentiality - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific information (such as disclosure of material facts to Buyers).
Reasonable Care - broker/salesperson will use reasonable care in performing duties as an agent.
Accounting - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

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

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

MN:AGCYDISC-2 (8/25)

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# Contact


## Office Location

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## Mailing Address

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Brainerd, MN 56401

## Phone

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www.CloseConverse.com

## Agents

| | | |
|---|---|---|
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| Chris Close, CCIM | C: 218-831-7510 | chris@closeconverse.com |
| Tim Miller, CCIM | C: 218-838-8772 | tim@closeconverse.com |


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