



MLS 6268213 Commercial Sale

**\$1,975,000**

**Description:**

Developers take note of this 3.4 acre parcel with over 600' of shoreline on Lake Irving with direct access to the Lake Bemidji chain of lakes and easy walking access to historic downtown Bemidji. The property currently has over 25,000 sq ft of buildings. Most of the building space is older warehouse/storage. There are quaint living quarters and other finished sq ft with lots of potential uses. The grounds at this property are park-like with gradual slope to one of the area's premier lake chains. Bring your ideas and take a look!

**Additional Details:**

Year Built	1930
Lot Acres	3.25
Lot Dimensions	500x700x640
Garage Stalls	3
School District	31
Taxes	\$3,984
Taxes with Assessments	\$3,984
Tax Year	2022

**Additional Features:**

**Fuel:** Natural Gas **Garage:** 3 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected

**Driving Directions:**

South on Irvine Ave, left on Railroad St to #310.



Listed By:  
CENTURY 21 Dickinson Realtors

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