



MLS 6269520 Commercial

\$849,000

540 Mahnomen Drive Bemidji MN 56601

Status: Closed

## **Description:**

Excellent opportunity to purchase or lease a multi-building property located on 1.84 acres with ample parking in the Bemidji Industrial Park. Services include paved streets with no weight restrictions, natural gas, city water/sewer & easy access to both Hwy 2 & Hwy 71.

Main building includes reception area with 2 main floor offices. Upstairs includes work area, storage space & utility room. Attached to the rear of the building is a heated shop area with 3 phase power, large overhead door & overhead crane. Adjacent to the main building is a 10,000 square foot cold storage warehouse with a portion being a heated shop. Large overhead doors, 3 phase power & overhead crane. Realtor note: This is great space to locate your new business or expand your current business. Contact a listing Realtor to discuss possible leasing options.

## Additional Details:

Year Built 1987 Lot Acres 1.84

Lot Dimensions 198x495x190x390

School District 31

Taxes \$11,080
Taxes with Assessments \$11,080
Tax Year 2022

## **Additional Features:**

Basement: None Fuel: Natural Gas Heat: Ductless Mini-Split, Forced Air Sewer: City Sewer/Connected Water: City Water/Connected Air Conditioning: Ductless Mini-Split

## **Driving Directions:**

South on Washington Ave, left on Mahnomen Dr into Industrial Park. #540 on the right.



Listed By: Century 21 Dickinson

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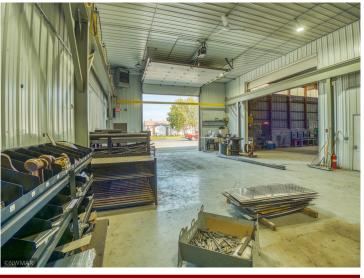












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