



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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Call Affinity Real Estate

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