



MLS 6563246 Commercial Sale

**\$550,000**

**Description:**

6,000 square foot building on 2.09 acres in the Bemidji Industrial Park. Rear portion of lot is fenced and lighted. Power into building is 120/240 three phase. Four 14-foot doors, two at each end of building. Electrically heated by 4 wall mounted heaters and the two offices are heated and cooled by ductless mini splits. Two large floor drains. 18-foot side walls. Two offices, and bathroom with entry door from outside. Easy access to US Highway 2 and State Highway 71. Well maintained building and grounds.

**Additional Details:**

Year Built	1998
Lot Acres	2.05
Lot Dimensions	207x440
Garage Stalls	4
School District	31
Taxes	\$6,576
Taxes with Assessments	\$6,576
Tax Year	2024

**Additional Features:**

**Basement:** None **Fuel:** Electric **Garage:** 4 **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 (Industrial Park entrance), road turns right and turns into Industrial Park Dr, #840 on the right.



Listed By:  
Century 21 Dickinson

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