



MLS 6612954 Commercial Sale

**\$19**

**Description:**

Excellent opportunity in a growing commercial neighborhood to open your clinic, office or retail business. 1809 SF space is wide open and ready for your vision with ample parking space & pylon signage. Easy access from Highway 2 and 71. Site is located directly south of Home Depot near numerous medical providers, several big-box retailers including Target, Menards and Walmart plus numerous medium-box retailers.

**Additional Details:**

Year Built	2006
Lot Acres	1.42
Lot Dimensions	520x192
School District	31
Taxes	\$14,442
Taxes with Assessments	\$14,442
Tax Year	2024

**Additional Features:**

**Fuel:** Natural Gas **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

**Driving Directions:**

From the stoplight on Paul Bunyan Dr NW go south 800 ft on Middle School Dr NW then turn right on 24th St NW. Property is on left



Listed By:  
eXp Realty

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



**Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470**



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax:218-237-3377



**\$19**  
MLS 6612954 Commercial  
Sale  
2300 24th Street  
Bemidji MN 56601



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax:218-237-3377



**\$19**  
MLS 6612954 Commercial  
Sale  
2300 24th Street  
Bemidji MN 56601



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax:218-237-3377



**\$19**  
MLS 6612954 Commercial  
Sale  
2300 24th Street  
Bemidji MN 56601