



MLS 6686070 Commercial

\$429,900

219 4th Street Bemidji MN 56601

Status: Active

## **Description:**

Discover a fantastic investment opportunity in the heart of downtown with this mixed-use building featuring a long-running laundromat on the ground floor and three fully leased residential apartments on the second floor. This well-maintained property offers the perfect combination of commercial and residential space, providing reliable income potential for investors. The laundromat is a turnkey operation with a modern setup, including auto-unlocking doors and lights on a timer for ease of operation. A comprehensive camera system provides security and peace of mind. With a central location and consistent foot traffic, the laundromat has built a loyal customer base and is ready for continued success.

## **Additional Details:**

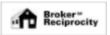
Year Built 1920 Lot Acres 0.05 Lot Dimensions 25x85 School District 31 Taxes \$4,024 Taxes with Assessments \$4.024 Tax Year 2024

## **Additional Features:**

Fuel: Electric, Natural Gas Heat: Baseboard, Forced Air Sewer: City Sewer/Connected Water: City Water/Connected

## **Driving Directions:**

On the corner of Minnesota Ave and 4th St in downtown Bemidji, a blue two-story building.



Listed By: **Grimes Realty** 

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