



MLS 6719088 Commercial

**\$399,900**

196 Anne Street  
Bemidji MN 56601

Status: Active

**Description:**

Great Turn Key Opportunity to take over a Pet Grooming and Boarding operation with clientele and staff if desired, or if that isn't something you are interested in an opportunity for a business of your own. Excellent location with outstanding daily traffic count. Over 4000 square ft, retail office space or possible showroom. Energy efficient Natural Gas, In Floor Heating and a Central Air Exchange. Located on a Large Corner Lot. Showings by appointment only! Give me a call today to schedule a time to take a look.

**Additional Details:**

Year Built	1999
Lot Acres	1.31
Lot Dimensions	170'x214'x340'x120'x170'x96'
School District	31
Taxes	\$8,976
Taxes with Assessments	\$8,976
Tax Year	2025

**Additional Features:**

**Basement:** None **Fuel:** Natural Gas **Heat:** Boiler, Forced Air, Hot Water, Radiant Floor **Sewer:** Septic System Compliant - Yes **Water:** City Water/Connected **Air Conditioning:** Ductless Mini-Split

**Driving Directions:**

Bemidji Ave. to Anne St NW. , Left turn follow to sign on the left.



Listed By:  
Grimes 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



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