



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**

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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 | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



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