



MLS 6724949 Land

**\$45,000**

0.32 Acres

Raw Land

TBD Lavinia Road

Bemidji MN 56601

Status: Active

**Description:**

Great Building Site on Desirable Lavinia Road – Two Lots Combined!

Here's a fantastic opportunity to own a double parcel within close proximity to Lake Bemidji. Located on Lavinia Road, this .32 acre lot offers a scenic spot to build your dream home or cabin.

Enjoy easy access to everything outdoors—you're just a short walk to Lake Bemidji State Park, the beautiful Paul Bunyan State Trail, public beaches, and boat access. Whether you're into biking, hiking, swimming, or just relaxing by the water, this location has it all.

Don't miss out on this rare chance to build in a great area close to nature and all the fun Bemidji has to offer.

Buyer responsible for obtaining variance for any building on site. Shoreline setbacks from lot lines apply. Additional adjacent properties with homes also available.

MLS #6724937

MLS #6724512

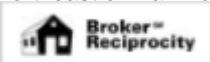
**Additional Details:**

Lot Acres	0.32
Lot Dimensions	100 x 140
School District	31
Taxes	\$94
Taxes with Assessments	\$94
Tax Year	2023

**Additional Features:**

**Driving Directions:**

Northeast on Lavinia Rd. Property is located on the corner of Lavinia Road NE and Teal Lane NE.



Listed By:  
Grimes Realty

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