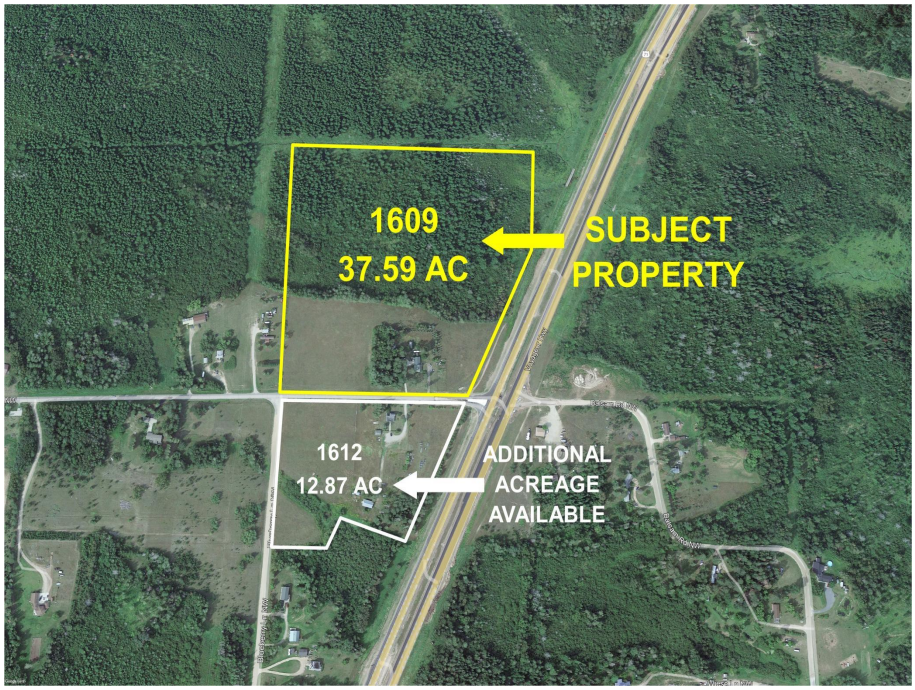


MLS 6736381 Land

$1,220,000

37.59 Acres
Raw Land

1609 Balsam Road
Bemidji MN 56601

Status: Active

Description:

Prime commercial acreage on Hwy 71 in Bemidji, MN. Don't miss this exceptional opportunity to secure a large tract of low-density commercial acreage along the highly traveled Hwy 71 corridor in Bemidji. This expansive site offers excellent visibility, easy access, and strong traffic counts—making it an ideal location for a wide range of commercial or mixed-use development. Positioned in a growing commercial area just minutes from downtown Bemidji, this property offers flexibility for developers, investors, or business owners looking to establish or expand their presence in Northern Minnesota. Whether you're envisioning a retail center, office complex, or service-based business, the possibilities here are wide open.Property contains 1,336 SF House (Build in 1930) - As-Is (No Additional Details). Additional Acreage: 12.87 Acres located on the South side of Balsam Road at 1612, is Available for $1,122,000.

Additional Details:

Lot Acres	37.59
Lot Dimensions	100x785x600x1320x1320
Taxes	$2,452
Taxes with Assessments	$2,452
Tax Year	2025

Additional Features:

Driving Directions:

Property is the NW Corner of Hwy 71 and Balsam Road NW

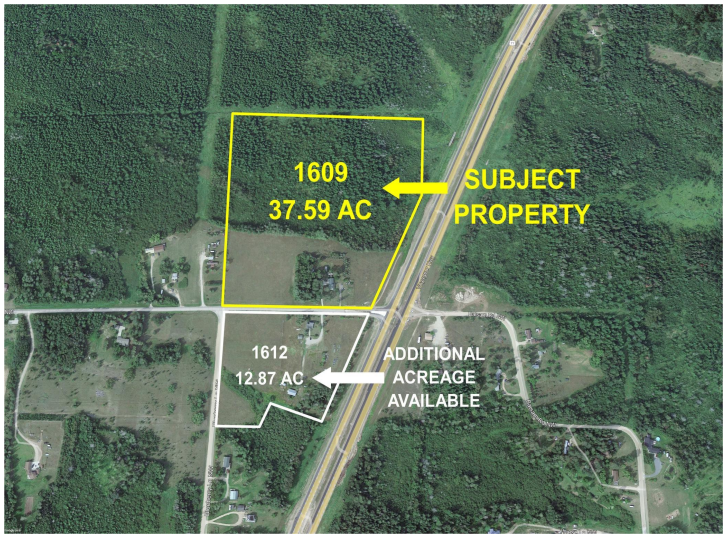
Broker Reciprocity

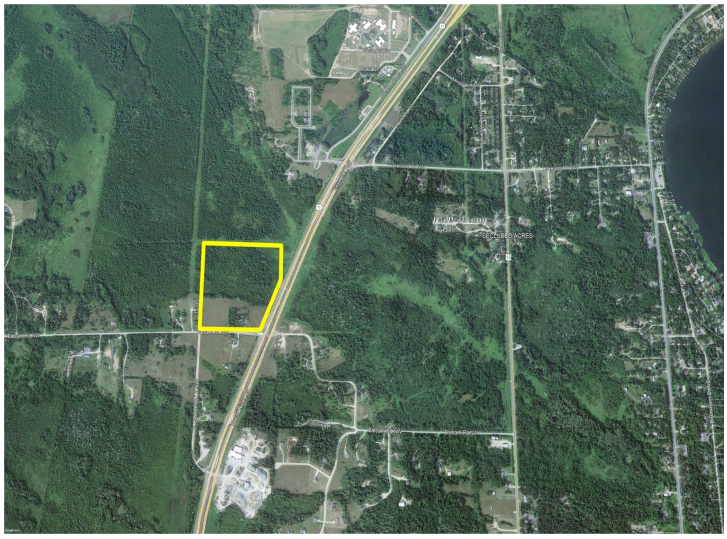
Listed By:
Close-Converse Commercial Prop

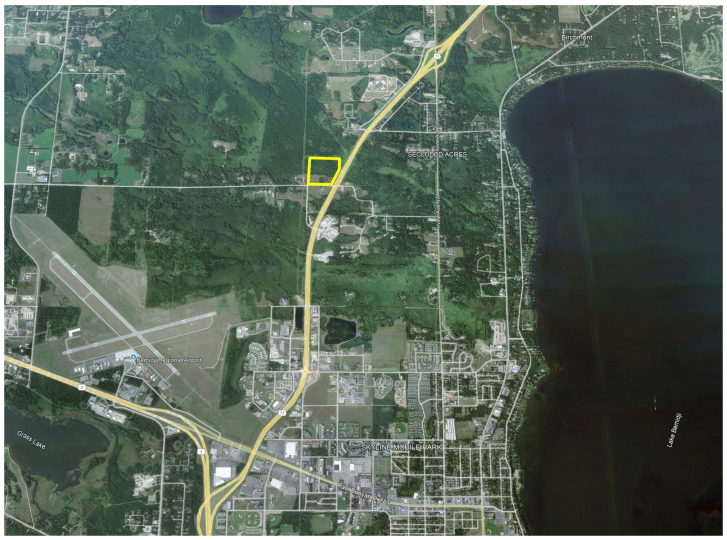
Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.

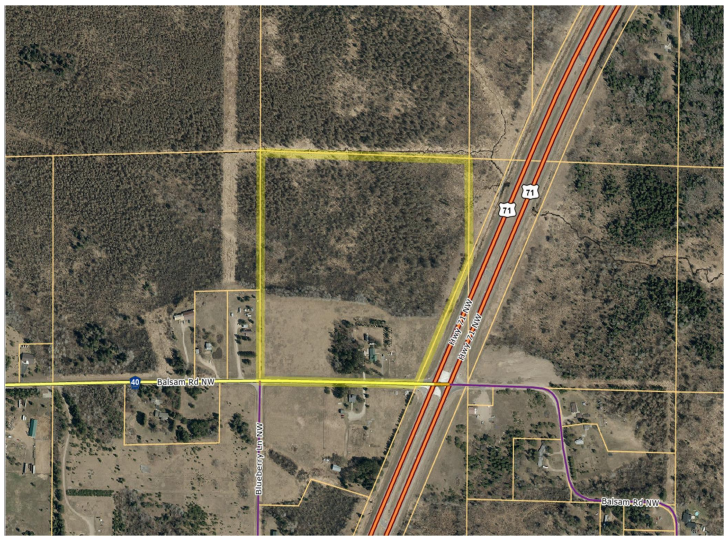
Call Affinity Real Estate
218-237-3333
info@affinityrealestate.com

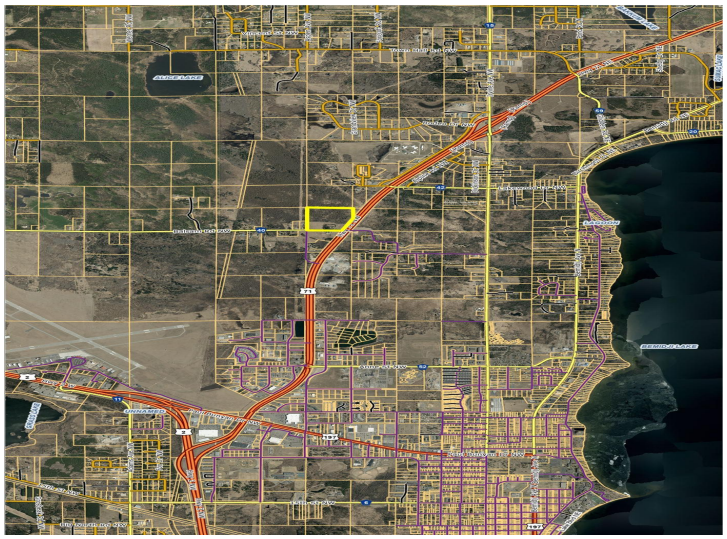
Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470

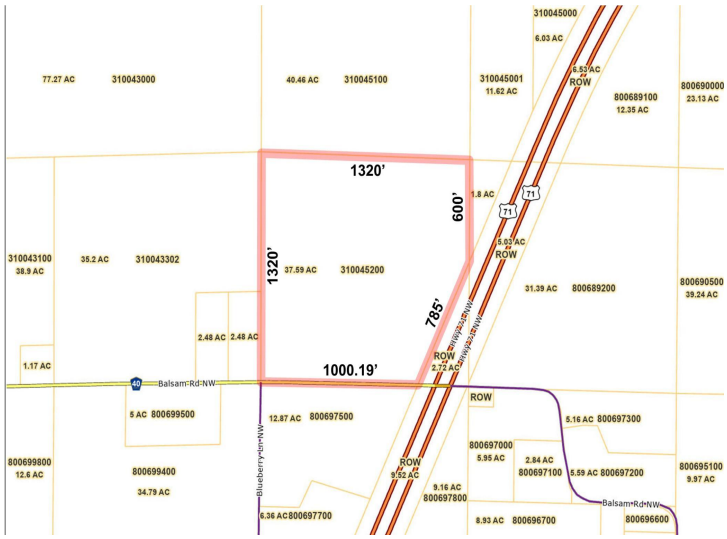








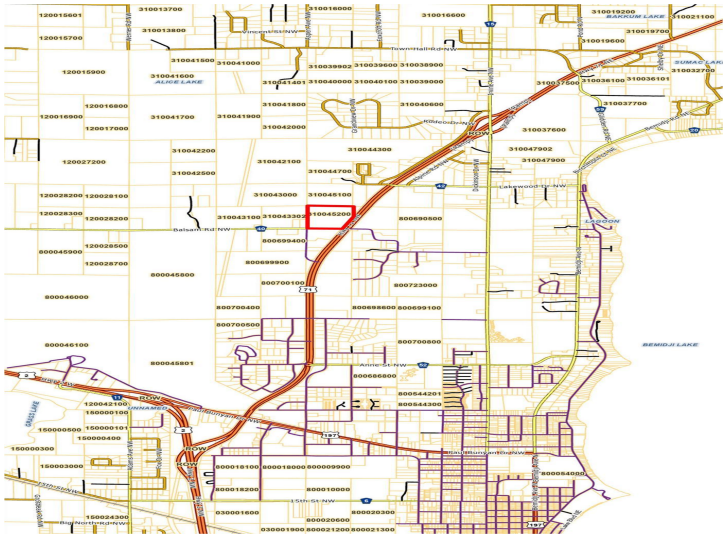




website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

Affinity
REAL ESTATE INC

$1,220,000
MLS 6736381 Land
1609 Balsam Road
Bemidji MN 56601



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

$1,220,000
MLS 6736381 Land
1609 Balsam Road
Bemidji MN 56601