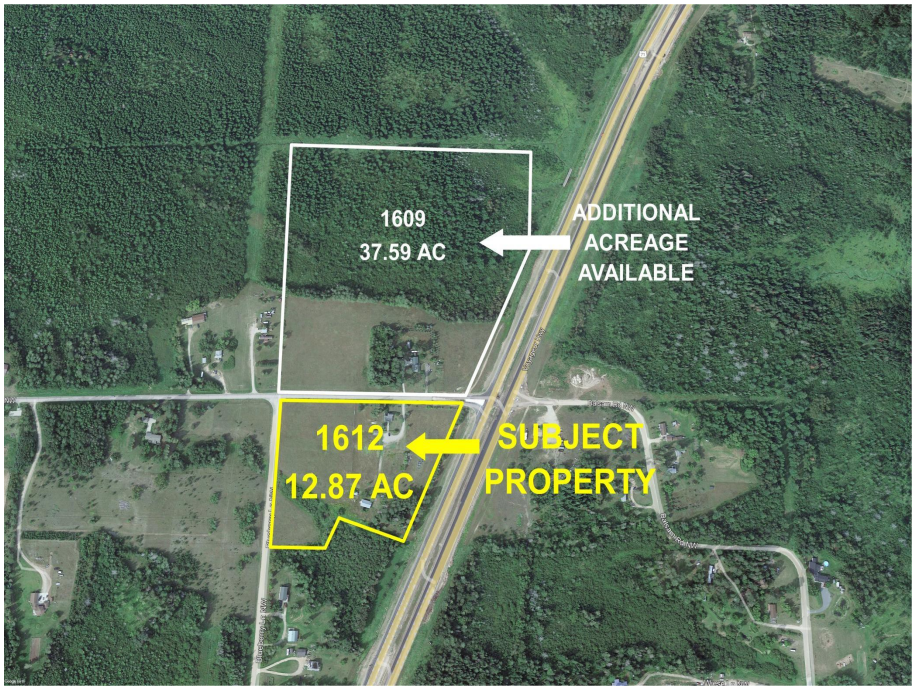


MLS 6736395 Land

$1,122,000

12.87 Acres
Raw Land

1612 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 1,636 SF House (Build in 1920) - As-Is (No Additional Details). Additional Acreage: 37.59 Acres located on the North side of Balsam Road at 1609, is Available for $1,220,000.

Additional Details:

Lot Acres	12.87
Lot Dimensions	1000x721x387x174x254x724
Taxes	$3,036
Taxes with Assessments	$3,036
Tax Year	2025

Additional Features:

Driving Directions:

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

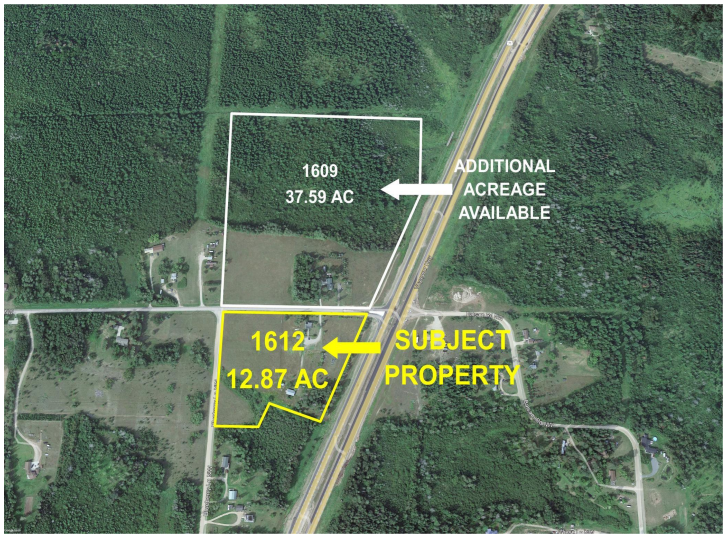
Broker Reciprocity

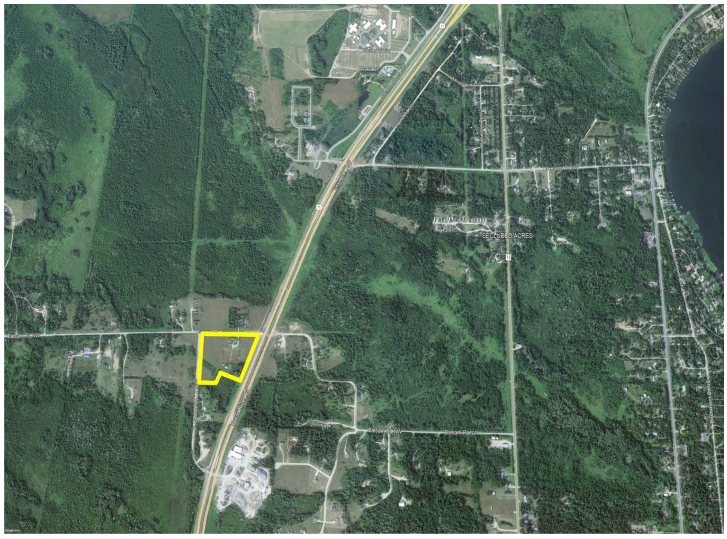
Listed By:
Close-Converse Commercial Prop

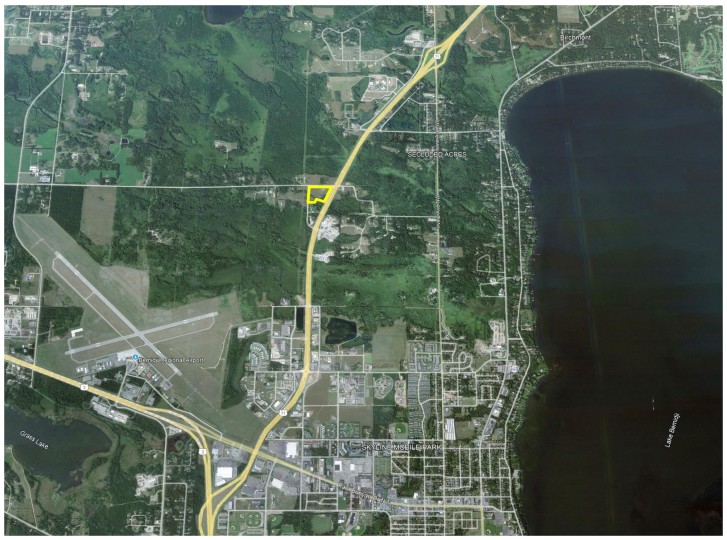
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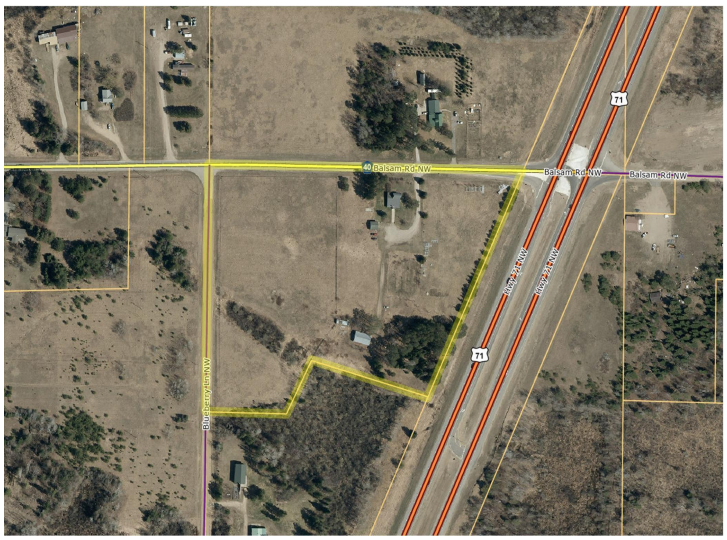
Call Affinity Real Estate
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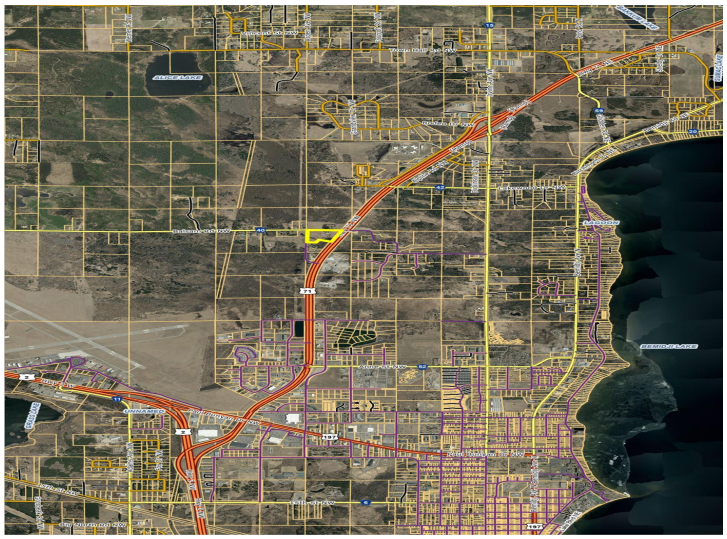
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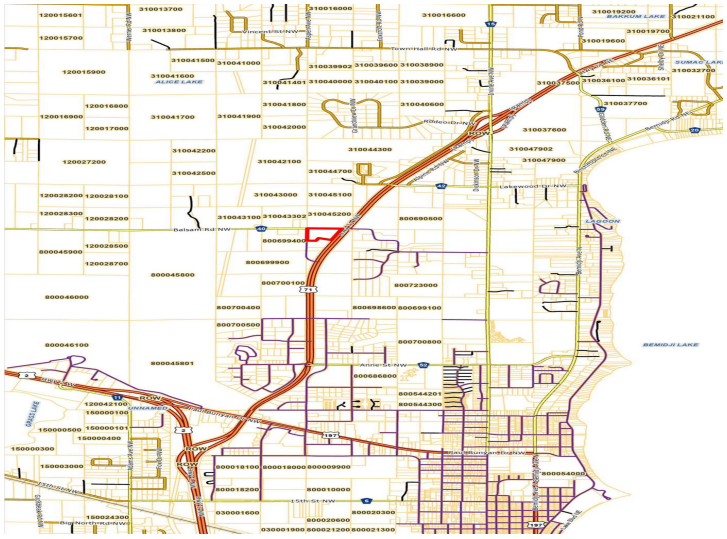






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