



MLS 6772230 Commercial

\$699,999

47974 US 71
Laporte MN 56461

Status: Active

Description:

Prime Mixed-Use Property – A-Frame Business with Acreage

This unique mixed-use property offers endless potential with over 4,000 square feet of space in a striking A-frame building situated on 40 acres with highway frontage. Just minutes from Bemidji, the location boasts exceptional visibility and accessibility, making it ideal for a variety of commercial or seasonal business opportunities.

In addition to the main structure, the property includes a 30x50 outbuilding for storage, workshop use, or expansion. An additional 40 acres is also available for purchase, providing even greater flexibility for future development, recreation, or investment.

Whether you're looking to establish a destination business, create a multi-use facility, or enjoy the open space of northern Minnesota, this property combines size, location, and potential in one rare package.

Additional Details:

Year Built	1990
Lot Dimensions	1314x1314x1314x1314
Garage Stalls	2
School District	1386
Taxes	\$2,214
Taxes with Assessments	\$2,490
Tax Year	2025

Additional Features:

Fuel: Array **Heat:** None

Driving Directions:

Head South on Paul Bunyan drive which turns into MN-197, turns into US-71, go 7 miles and the property will be on your left hand side. Look for the numerous signs.



Listed By:
Edina Realty, Inc.

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