



MLS 6792265 Land

**\$420,000**

3.85 Acres  
Raw Land

292 Convenience Lane  
Bemidji MN 56601

Status: Active



#### Description:

Approximately 6.08 acres of land for sale in Bemidji. Located directly off of heavily traveled Highway 2 and Highway 71. This site has excellent visibility from Highway 2 with easy off and on access. Parcels can be combined or split with zoning that allows for a wide variety of use. This property is ideal for automotive, equipment or accessory dealerships.

#### Additional Details:

Lot Acres	3.85
Lot Dimensions	513 x 523
School District	31
Taxes	\$8,336
Taxes with Assessments	\$8,336
Tax Year	2023

#### Additional Features:

#### Driving Directions:

South of the intersection of Highways 2 & 71 and West on Convenience Lane SE. Posted sign frontage.



Listed By:  
Rice Real Estate Services, LLC

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Call Affinity Real Estate

**218-237-3333**

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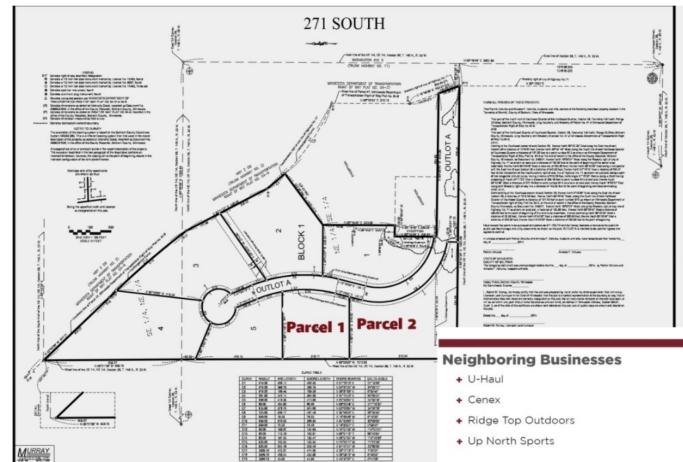
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**Utilities**

- Water & Sewer: City of Bemidji
- Electricity: Ottertail Power
- Gas: Enbridge Energy
- Parcel 1 ID: 030166200
- Parcel 1 Taxes (2022): \$1,732
- Parcel 2 ID: 030166300
- Parcel 2 Taxes (2022): \$5,452

**Property & Pricing**

- Parcel 1 - 2.23 acres:  
\$242,000 or \$2.50 psf
- Parcel 2 - 3.85 acres:  
\$420,000 or \$2.50 psf
- Total - 6.08 acres:  
\$595,000 or \$2.25 psf

**Neighboring Businesses**

- U-Haul
- Cenex
- Ridge Top Outdoors
- Up North Sports

website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377



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