



MLS 6792265 Land

**\$420,000**

3.85 Acres  
Raw Land

292 Convenience Lane  
Bemidji MN 56601

Status: Active

#### Utilities

- Water & Sewer: City of Bemidji
- Electricity: Ottertail Power
- Gas: Embridge 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



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

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