



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.

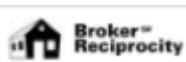
#### Additional Details:

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

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](mailto:info@affinityrealestate.com)



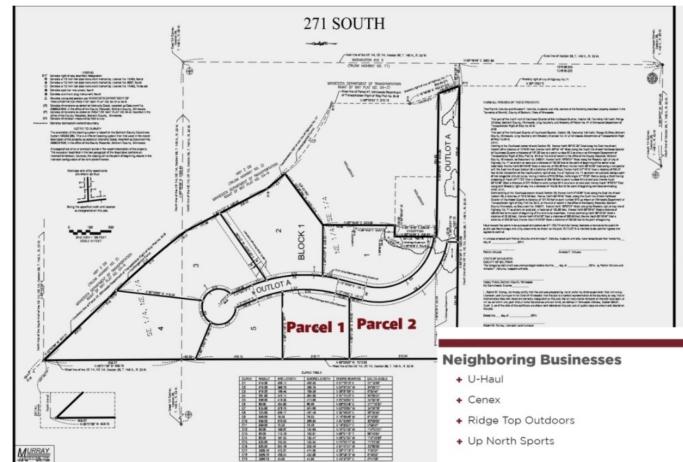
Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470

**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



**\$420,000**  
MLS 6792265 Land  
292 Convenience Lane  
Bemidji MN 56601