



MLS 6792265 Land

\$420,000

3.85 Acres Raw Land

292 Convenience Lane Bemidji MN 56601

Status: Active

Property & Pricing

Utilities

Parcel 1 - 2.23 acres:

+ Electricity: Ottertail Power + Gas: Embridge Energy

+ Parcel 1 ID: 030166200 + Parcel 1 Taxes (2022): \$1,732 + Parcel 2 ID: 030166300

\$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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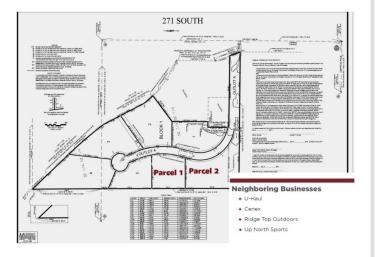






Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470

Utilities • Water & Sewer City of Bemidji • Electricity: Ottertail Power • Gas: Embridge Energy • Parcel 1 Toxes (2022): \$1,732 • Parcel 2 Tib. 030166300 • Parcel 3 Tib. 030166300 • Parcel 2 Tib. 030166300 • Parcel 3 Tib. 030166300 • Parcel 5 Tib. 030166300 • Parcel 5 Tib. 030166300 • Parcel 5 Tib. 030166300 • Parcel 7 Tib. 030166300 • Parcel 8 Tib. 030166300 • Parcel 9 Tib. 030166300 • Parcel 1 Tib. 030166300 • Parcel 2 Tib. 0301663



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