



MLS 6798871 Commercial

\$795,000

1435 Anne Street
Bemidji MN 56601

Status: Active

Description:

Exceptional commercial property available for development to suit your vision. Features include a 15' x 8" Arctic Swim Spa, an infrared indoor cedar sauna housed within a log changing facility, and a spacious fitness center suitable for seminars and classes. The grounds offer an organic raised bed garden, multiple perennial garden areas furnished with tables and chairs, fruit trees, and ponds. Additional amenities comprise a large storage building, an oversized garage with a heated and insulated section, 17+ parking spots, door side drop off, and full handicap accessibility throughout. The interior consists of five offices on the upper level, an expansive lobby, a reception area, two bathrooms—one equipped with a shower—and an elevator and two staircases to a downstairs apartment. The apartment is well-appointed with a full-size kitchen, utility room with washer and dryer, dining room, living room, two generously sized bedrooms, a full bathroom featuring a walk-in jacuzzi tub, an additional 3/4 bathroom, and ample closet space. The property spans over an acre and is conveniently located across from Sanford Hospital.

Additional Details:

Year Built	1994
Lot Acres	1.03
Lot Dimensions	150x300
Garage Stalls	2
School District	1386
Taxes	\$7,267
Taxes with Assessments	\$7,267
Tax Year	2025

Additional Features:

Basement: Egress Window(s), Finished, Full, Shared Access **Fuel:** Array **Garage:** 2 **Heat:** Baseboard, Forced Air **Sewer:** City Sewer/Connected, Private Sewer **Water:** City Water/Connected, Private, Well **Air Conditioning:** Central Air

Driving Directions:

From the junction of Hwy 71 and Hwy 197, head north on Hwy 71, keep right on the roundabout to Anne St. Continue to 1435 Anne St on the left.



Listed By:
Realty Experts, LLC

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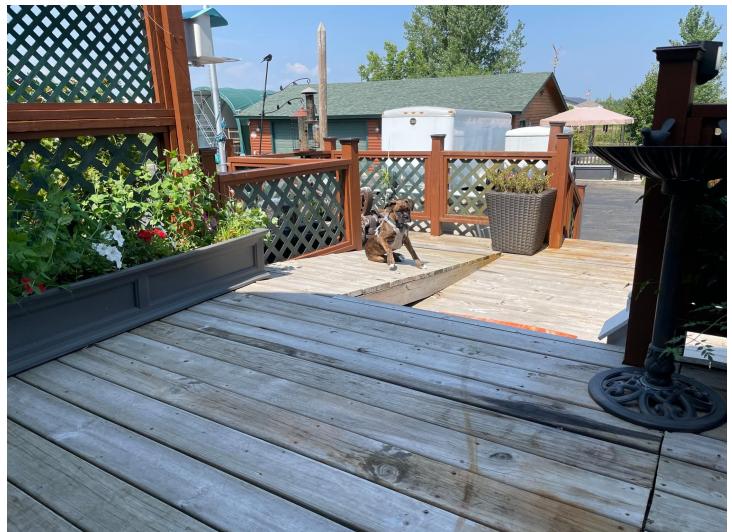
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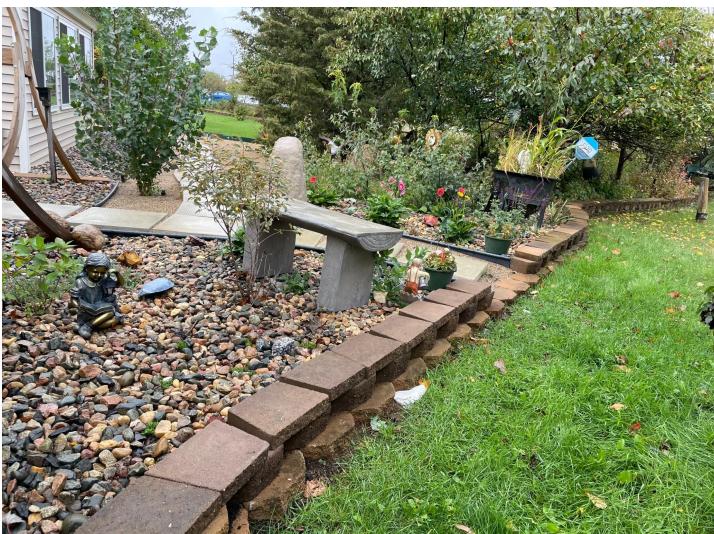
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