



MLS 6806626 Commercial

\$0

2300 24th Street  
Bemidji MN 56601

Status: Active

**Description:**

Excellent opportunity in a growing commercial neighborhood to open your clinic, office or retail business. 5,650 SF space formerly used as medical outpatient clinic with ample parking space & pylon signage. Easy access from Highway 2 and 71. Site is located directly south of Home Depot near numerous medical providers, several big-box retailers including Target, Menards and Walmart plus numerous medium-box retailers.

**Additional Details:**

Year Built	2006
Lot Acres	0.667
Lot Dimensions	520x192
School District	31
Taxes	\$14,443
Taxes with Assessments	\$14,443
Tax Year	2024

**Additional Features:**

**Fuel:** Natural Gas **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

**Driving Directions:**

From the stop light on Paul Bunyan Dr. NW go south 800 ft on Middle School Dr NW then turn right on 24th St NW. Property is on left



Listed By:  
SJ Commercial Advisors

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



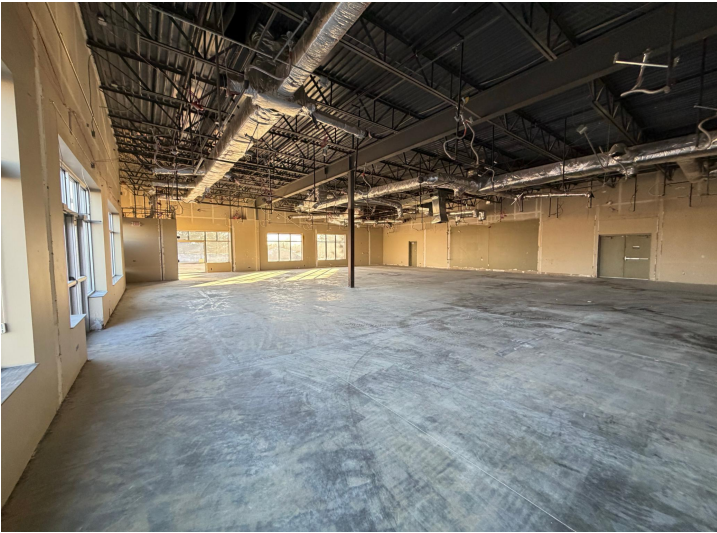
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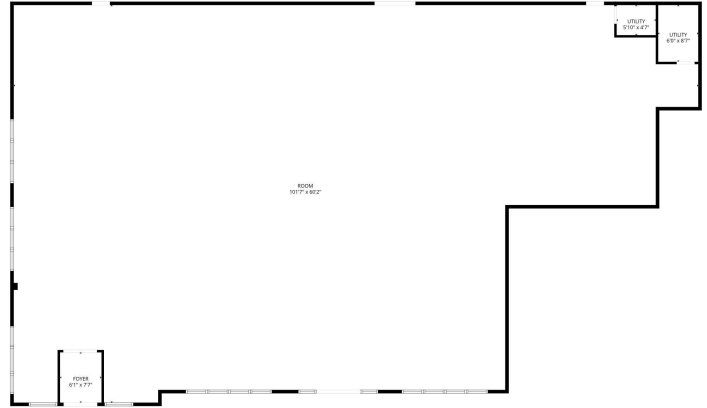
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TOTAL: 0 sq. ft.  
1st floor: 0 sq. ft.  
EXCLUDED AREAS: FOYER: 55 sq. ft., ROOM: 4926 sq. ft., UTILITY: 80 sq. ft.,  
WALLS: 163 sq. ft.

FLOOR PLAN CREATED BY COMPARISON.COM. PHOTOGRAPHS COURTESY OF AFFINITY REAL ESTATE INC.

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