



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



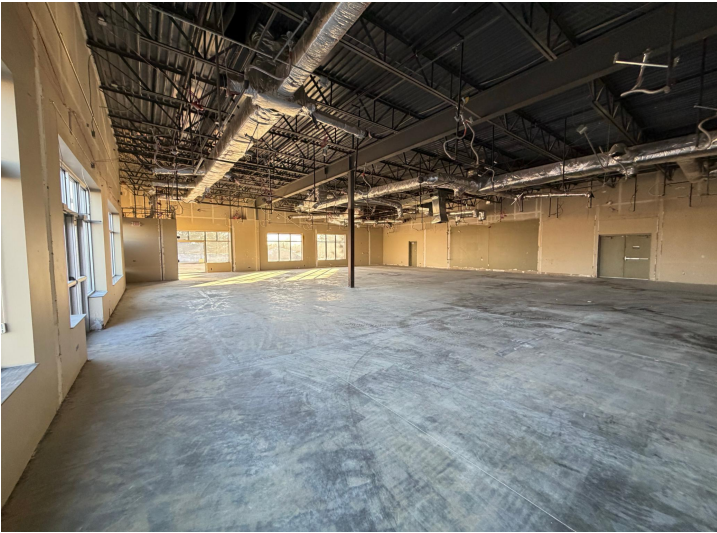
Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



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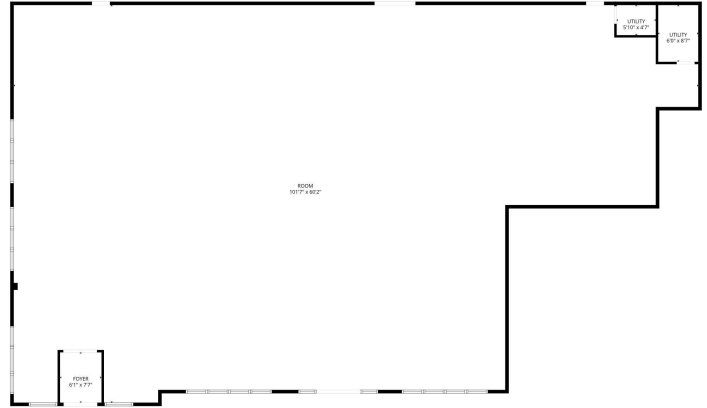
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TOTAL: 0 sq. ft.
1st floor: 0 sq. ft.
EXCLUDED AREAS: FOYER: 55 sq. ft., ROOM: 4926 sq. ft., UTILITY: 80 sq. ft.,
WALLS: 163 sq. ft.

FLOOR PLAN CREATED BY COURTESY OF THE PROPERTY OWNER. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE.

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