



MLS 7018698 Commercial

**\$1,600,000**

218 Minnesota Avenue  
Bemidji MN 56601

Status: Active

**Description:**

Exceptional mixed use investment opportunity in the heart of Bemidji, surrounded by growing business activity and ongoing downtown momentum. Opportunities like this rarely come available.

This well maintained property features a strong long term commercial anchor tenant, plus five total commercial suites and nine residential apartments, all supported by a solid rental history and consistent occupancy.

The building is in excellent condition, reflecting pride of ownership and thoughtful upkeep. With stable in-place income and future upside potential, this asset offers both security and blue sky opportunity for the next investor looking to capitalize on Bemidji's continued growth.

**Additional Details:**

Year Built	1910
Lot Acres	0.32
Lot Dimensions	50x140x50x140
School District	31
Taxes	\$10,996
Taxes with Assessments	\$13,242
Tax Year	2025

**Additional Features:**

**Fuel:** Electric, Natural Gas **Heat:** Baseboard, Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected

**Driving Directions:**

Corner of Minnesota Ave NW and 3rd St NW



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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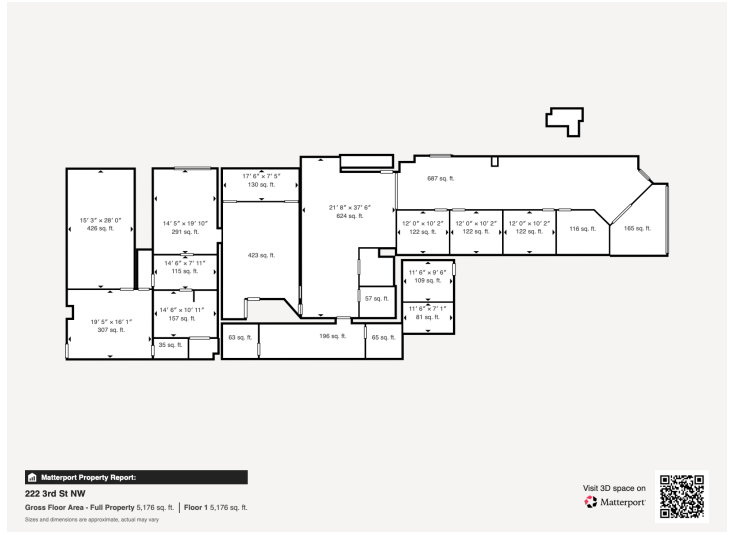
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