



MLS 7037120 Land

**\$250,000**

15.6 Acres  
Raw Land

TBD Division Street  
Bemidji MN 56601

Status: Active

**Description:**

Rare opportunity. Commercial development acreage in the City of Bemidji with 217' of frontage on one of Bemidji's highest traffic volume streets. US Hwy 2 access nearby. Exceptional business visibility potential with convenient access to local amenities and services. City water and sewer available at the curb; natural gas, electric and internet also available. City-maintained, blacktop street frontage for ease of accessibility. Excellent location for your business with room to grow. Seller is MN licensed real estate broker. Adjacent 2.3 acres of level terrain (also zoned B2, General Commercial Lot) available which would provide an additional 105' of street frontage.

**Additional Details:**

Lot Acres	15.6
Lot Dimensions	1100 x 580
School District	1386
Taxes	\$936
Taxes with Assessments	\$936
Tax Year	2025

**Additional Features:**

**Driving Directions:**

From Bemidji Post Office take Division Street West 1 mile, just after Gerald Lane on the north side of the street.



Listed By:  
Crystal Lakes Real Estate

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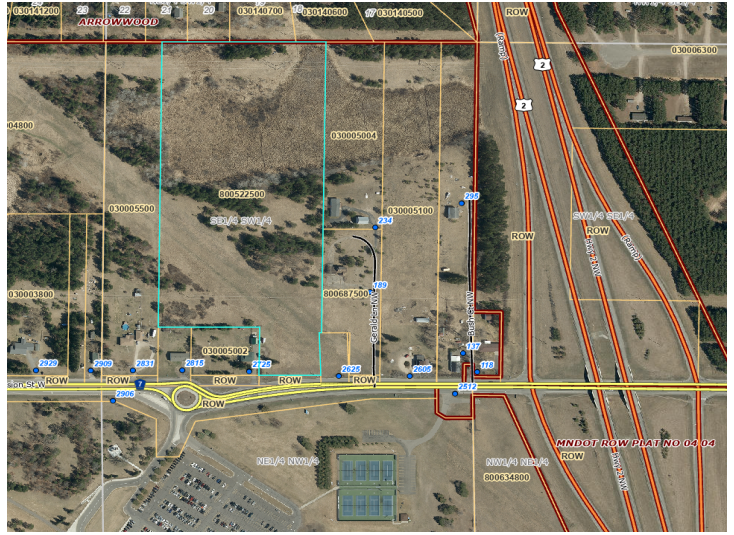
Call Affinity Real Estate

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