



MLS 7122241 Commercial

\$695,000

1435 Anne Street
Bemidji MN 56601

Status: Active

Description:

Prominently positioned just north of Sanford Bemidji Medical Center, this well maintained mixed-use property presents an exceptional opportunity for professional office users, medical related practices, legal services, financial firms, or investors seeking a highly visible and versatile commercial asset. Situated on approximately 1.03 acres, the property features a thoughtfully designed office layout with a welcoming reception area, multiple private offices, conference space, break room, storage, accessibility features, detached garage, and generous on site parking. The lower level apartment adds valuable flexibility for an owner occupant or employee housing. Convenient access to Highway 71, downtown Bemidji, Sanford Bemidji Medical Center, and surrounding professional services enhances the property's long term appeal. Zoned B-1 Low Density Commercial, this property is well suited for a variety of professional and business uses.

Additional Details:

Year Built	1994
Lot Acres	1.03
Lot Dimensions	150 x 300
Garage Stalls	3
Taxes	\$7,536
Taxes with Assessments	\$7,536
Tax Year	2026

Additional Features:

Basement: Egress Window(s), Finished, Full, Shared Access **Fuel:** Electric, Natural Gas **Garage:** 3 **Heat:** Baseboard, Forced Air **Sewer:** City Sewer/Connected, Private Sewer **Water:** City Water/Connected, Private, Well **Air Conditioning:** Central Air

Driving Directions:

Located adjacent to Sanford Health on Anne Street NW with easy access to Paul Bunyan Drive NW and Highway 2.



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

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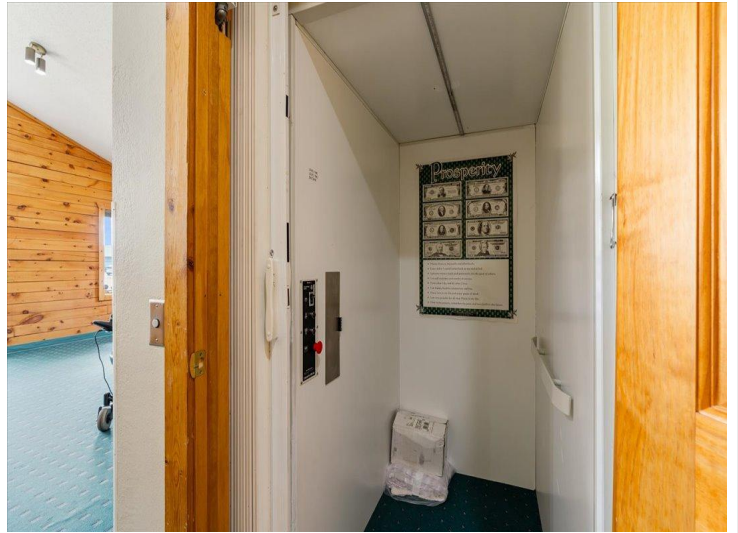
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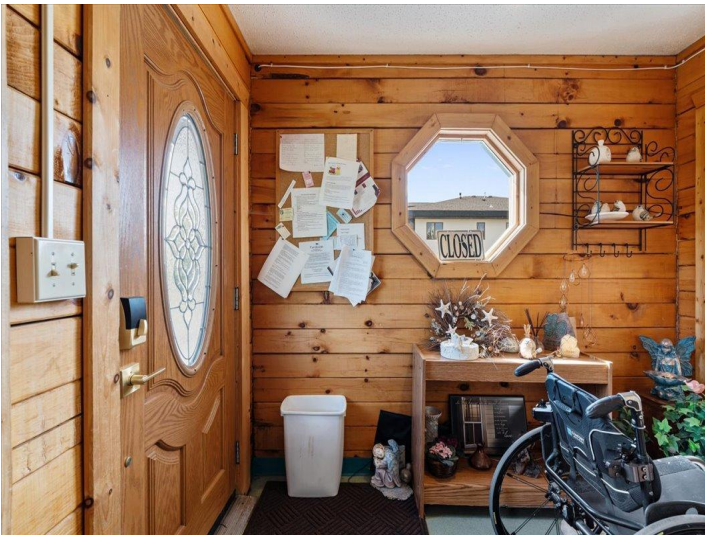
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