

MLS 7136132 Commercial

$950,000

1685 Paul Bunyan Drive
Bemidji MN 56601

Status: Active

Description:

Position your business along one of the area's most active commercial corridors! Situated on 1.56 acres at 1685 Paul Bunyan Drive NW, this versatile commercial property is surrounded by a strong mix of established retail, service, and dining businesses. Located just steps from the Paul Bunyan Mall and among numerous restaurants, auto-related businesses, building supply and lumber retailers, and other commercial users, the property benefits from excellent visibility and a location that already draws consistent consumer and commercial traffic.The existing building provides approximately 4,417 square feet of usable space along with a sizable paved parking area. Originally constructed as a restaurant, the property has accommodated a variety of uses over the years and most recently served as a used car dealership. The main level includes approximately 3,024 square feet of finished space, while the 384-square-foot upper loft features a break room and bathroom. An additional 1,009-square-foot unfinished basement provides valuable space for storage or other potential uses.A second opportunity exists at the rear of the parcel, where a large fenced-in lot offers excellent flexibility for secure outdoor storage, contractor or material storage, towing-related operations, vehicle or equipment storage, and more. The rear portion of the property also benefits from an additional access point, further enhancing its functionality.With a highly visible location, proximity to a variety of established commercial users, ample parking, flexible building space, substantial outdoor storage potential, and multiple access points, this property offers a wide range of possibilities. Available for both sale and lease.

Additional Details:

Year Built	1990
Lot Acres	1.56
Lot Dimensions	Irregular
Taxes	$16,220
Taxes with Assessments	$16,220
Tax Year	2026

Additional Features:

Basement: Block, Full **Fuel:** Electric, Natural Gas **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

From Paul Bunyan Mall, continue West on Paul Bunyan Drive to property on the north.

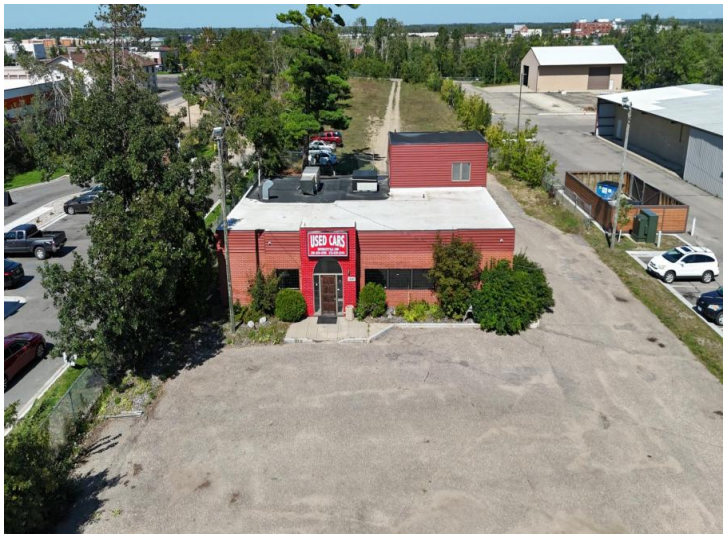
Broker Reciprocity

Listed By:
Andrew Yaggie Real Estate

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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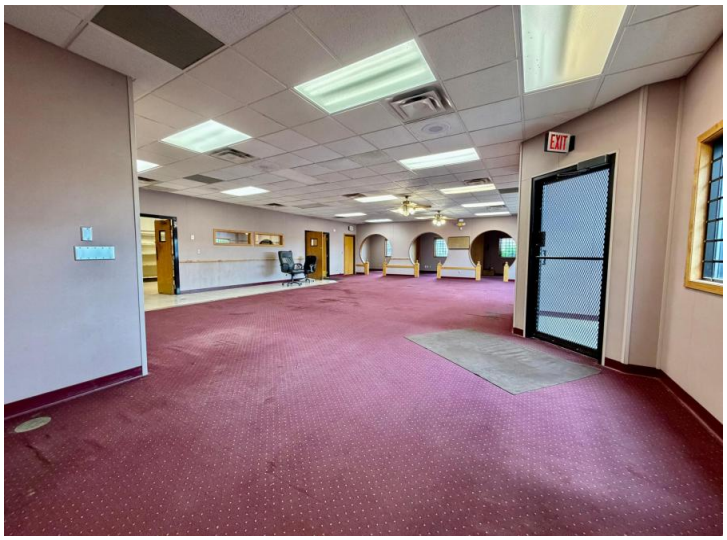



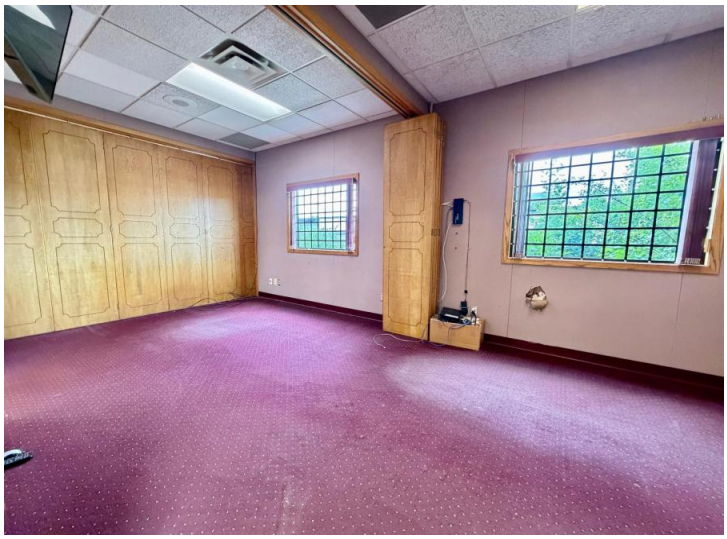

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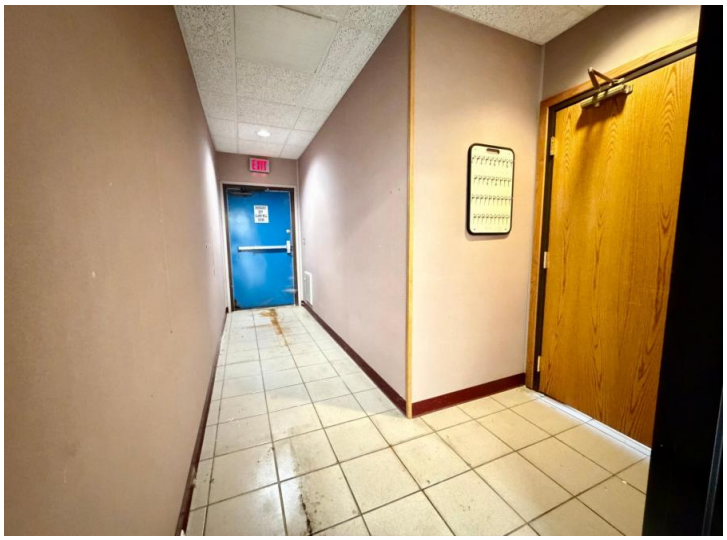







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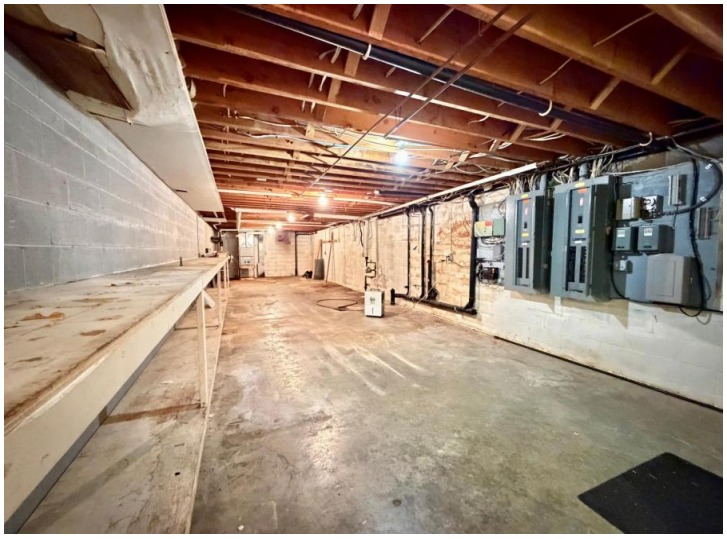

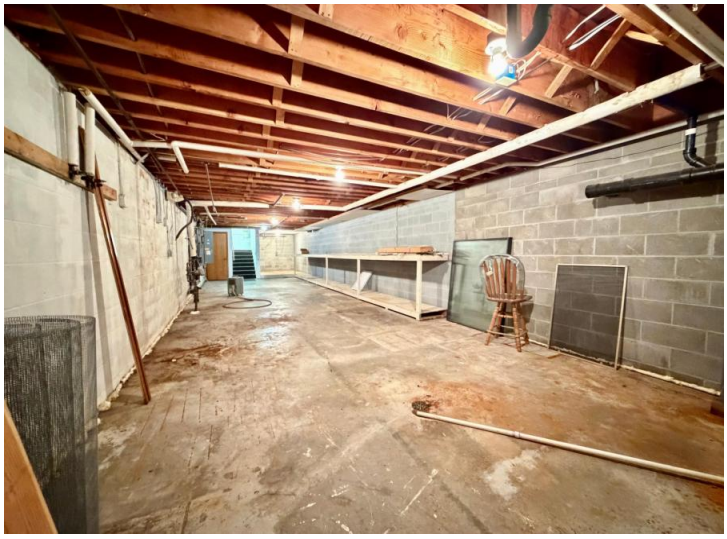









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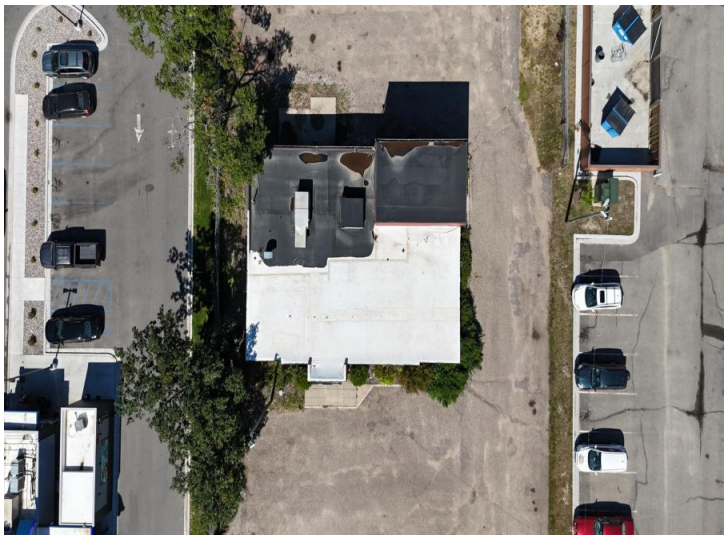

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