

MLS 7149701 Commercial

$1,200,000

118 Paul Bunyan Drive
Bemidji MN 56601

Waterfront: Bemidji (main lake)

Status: Active

Description:

Welcome to an exceptional commercial opportunity overlooking thebreathtaking views of Lake Bemidji and the Mississippi River.Conveniently situated right off Highway 197, this beautifully maintainedoffice/medical facility offers prime visibility, high accessibility, custombuilt-ins, and a modern setting for your business or practice.Property Highlights:Prime Waterfront Location: Stunning scenic views of Lake Bemidji andthe Mississippi River.Convenient Accessibility: High-visibility location directly off Highway197.Upgraded Infrastructure: Newly installed roof (June 2026) offeringtotal peace of mind.Growing Community Hub: Located near the newly constructed YMCAcenter, driving consistent local engagement and activity.Whether you are expanding your practice or seeking an inspiring newworkspace, this property provides the ideal foundation for growth.

Additional Details:

Year Built	2009
Lot Acres	0.533
Lot Dimensions	114x111x205x204
Taxes	$25,662
Taxes with Assessments	$25,662
Tax Year	2026

Additional Features:

Fuel: Electric **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

118 Paul Bunyan Drive South, Next to Subway.

Broker Reciprocity

Listed By:
eXp Realty

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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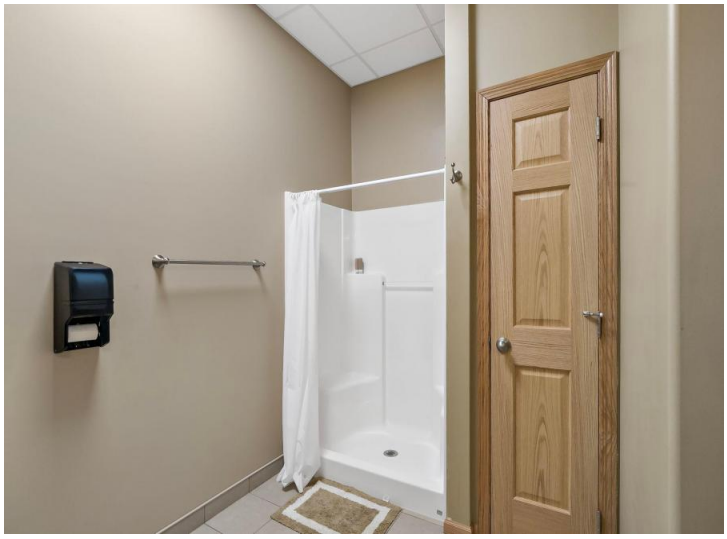
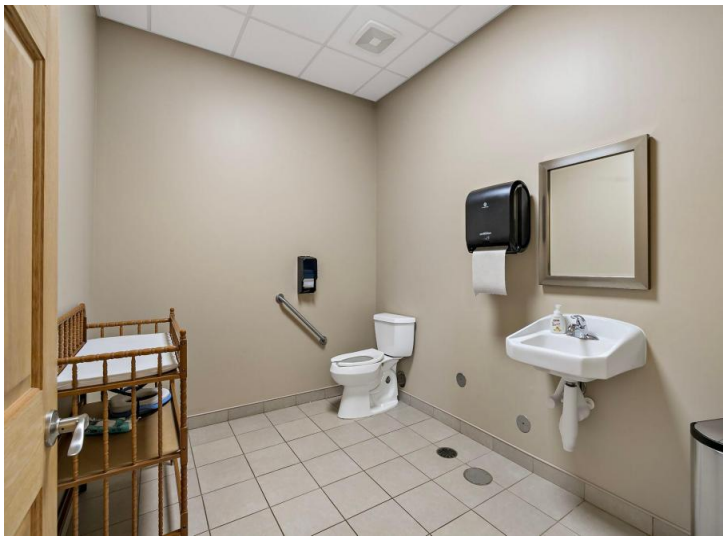
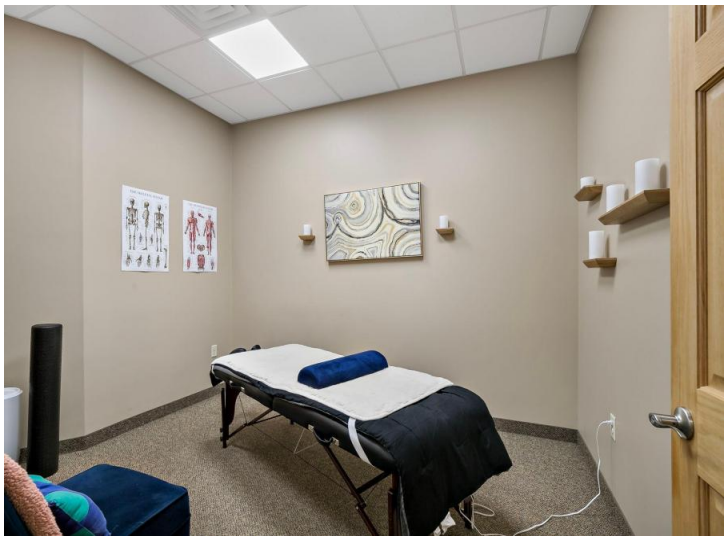
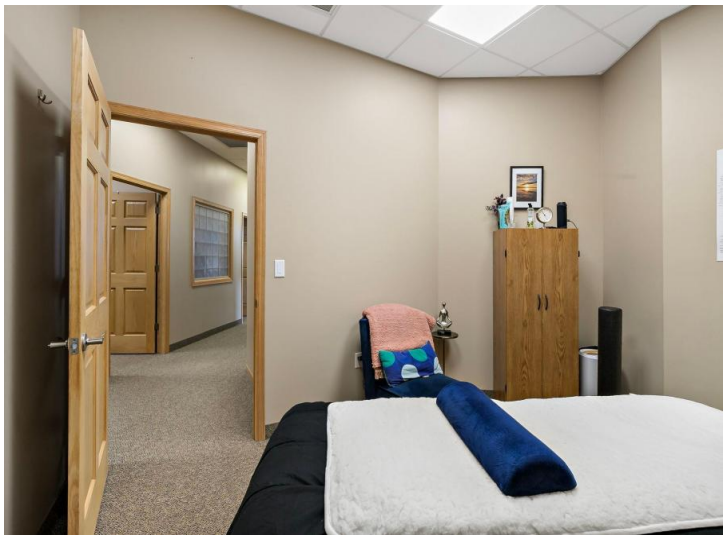


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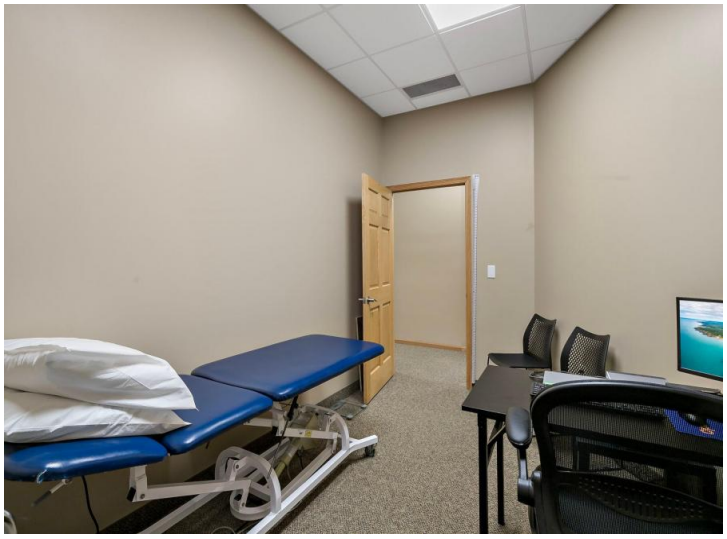

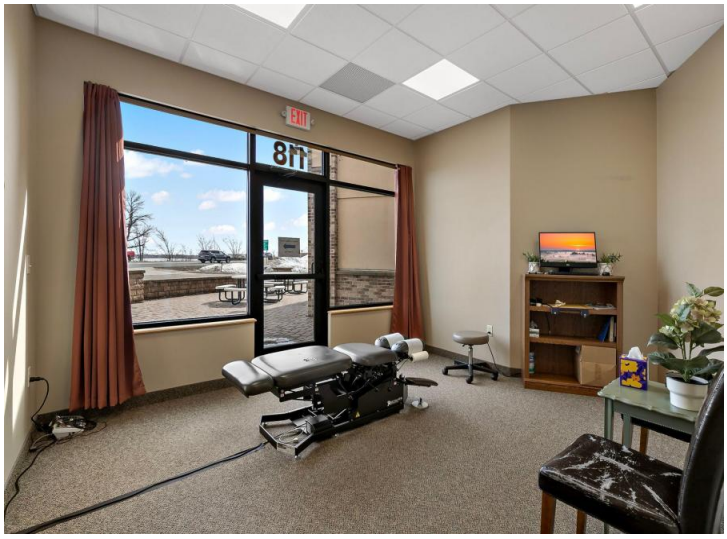



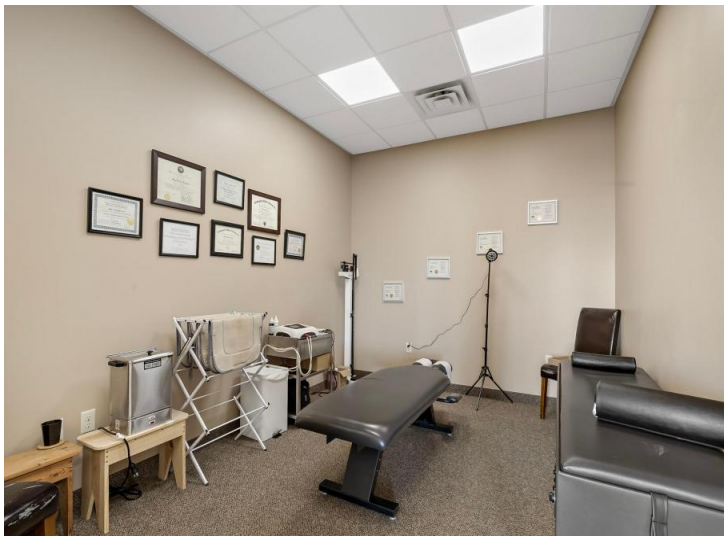





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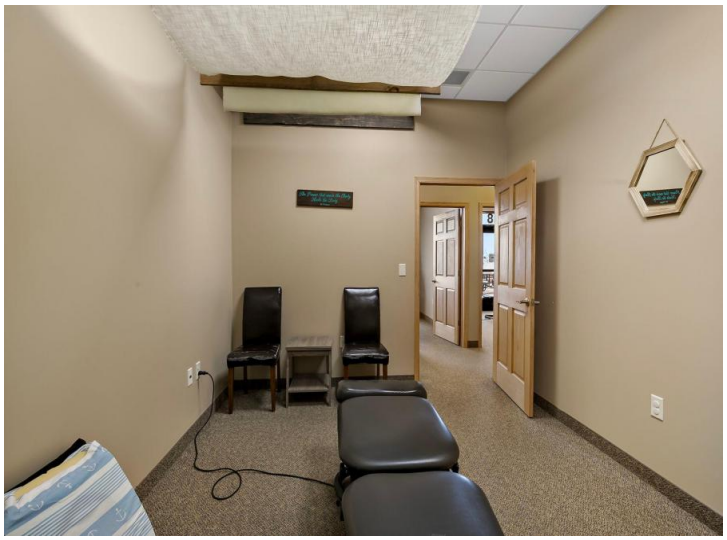





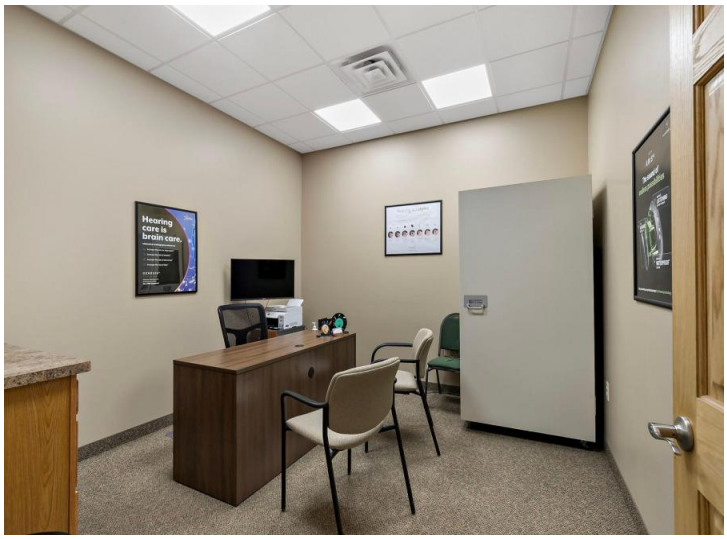

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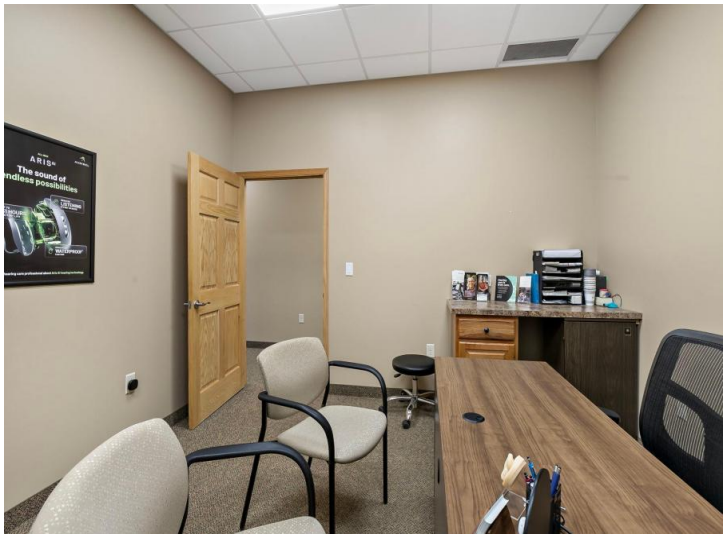





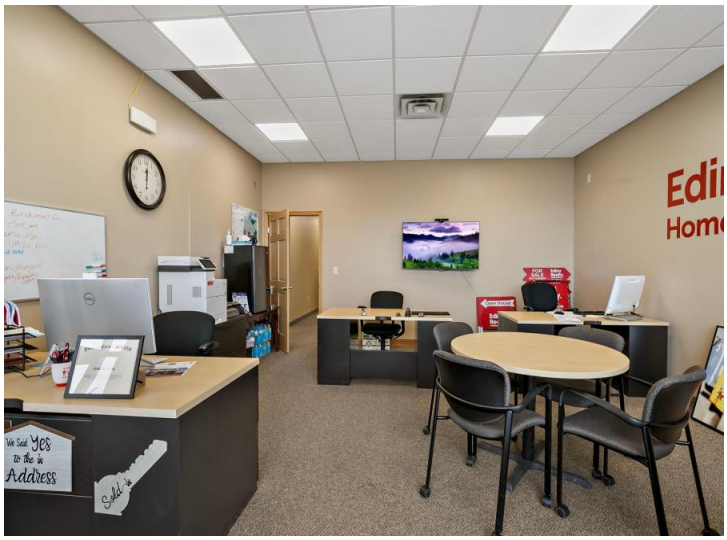





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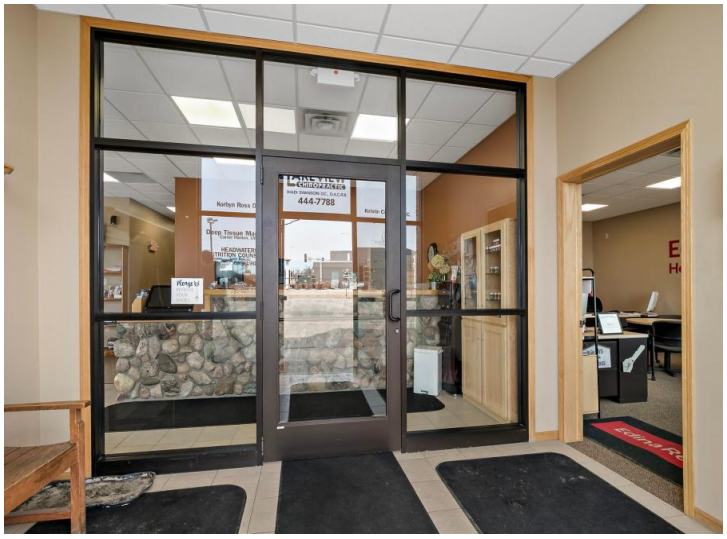
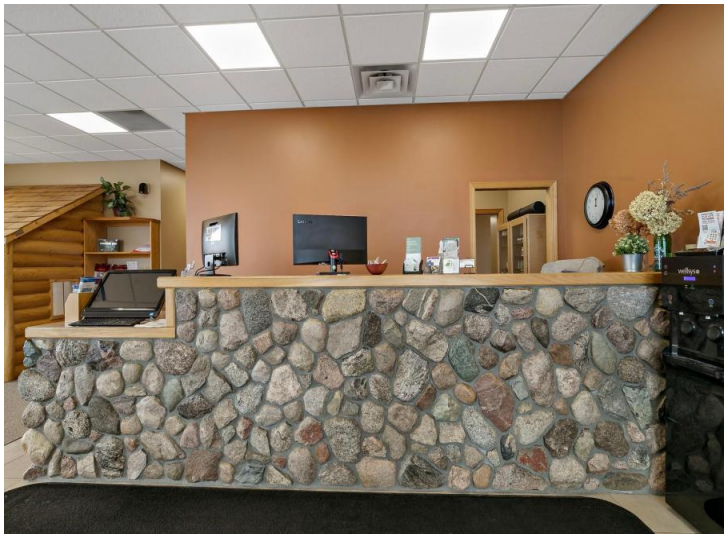

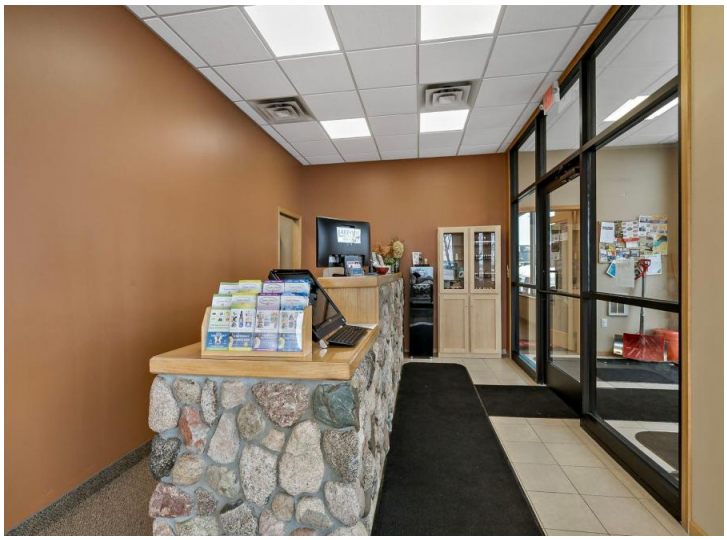



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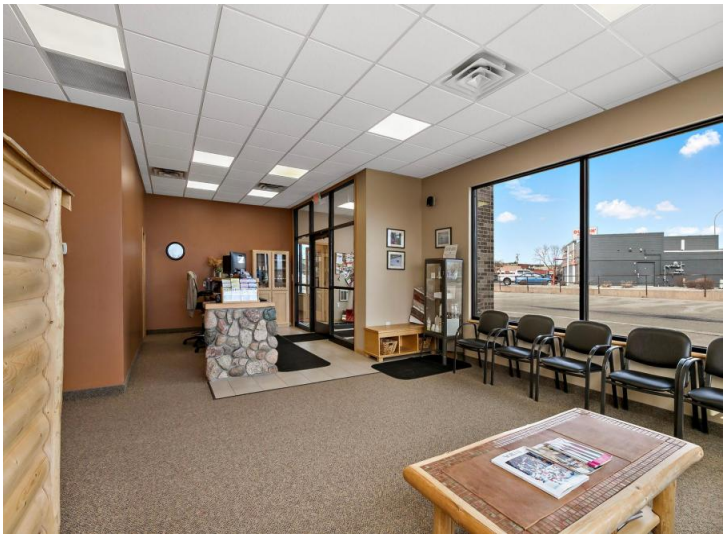









Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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