

MLS 7174934 Commercial

$189,750

50749 US 71
Bemidji MN 56601

Status: Active

Description:

Great opportunity with approximately 330 feet of frontage along Highway 71! Excellent visibility, easy access, and potential for residential or commercial use, subject to township and county approval of a Conditional Use Permit (CUP). The property features a 32x50 shop with 12-foot overhead doors, full concrete floor, and plumbing in place for in-floor heat. Ideal for storage, a workshop, or a potential business location. Property is accessed by a shared driveway. Plenty of possibilities in a high-visibility location! Buyer and Buyer's Agent to verify all intended uses, permit requirements, and approvals with the township and county.

Additional Details:

Year Built	1995
Lot Acres	4.51
Lot Dimensions	330x625x399x411
Garage Stalls	2
Taxes	$1,000
Taxes with Assessments	$1,000
Tax Year	2026

Additional Features:

Fuel: Other **Garage:** 2 **Heat:** None **Sewer:** None **Water:** None **Air Conditioning:** None

Driving Directions:

From the junction of Hwy 2 and Hwy 71: south on Hwy 71 approx 3 miles on the right.

Broker Reciprocity

Listed By:
218 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

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