



MLS 6409040 Commercial Sale

\$259,000

Description:

Have you dreamed of running your own business??? Opportunity is abundant with this commercial property. Let the laundromat bring in one stream of revenue, while you dream into the other spaces. The commercial kitchen is outfitted with dual pizza ovens, and is turnkey ready to go if you want to make pizza, calzones, subs, pasta, or salads... Or lend your creativity, to a bakery, cakery, coffee shop, or a deli. Located only a few blocks from the Sanford Center and Lake Bemidji, family style mini golf, as well as only 2 blocks off of Paul Bunyan Drive, making this a very desirable location for any business venture. There is an additional space in the back of the building waiting for your vision. It would be the perfect location for a barber shop, or one chair salon, an office or business suite. The sky is the limit! It has a separate entrance and the bathroom is partially finished. It's ready to be built out, and would create a 3rd revenue stream for this building.

Additional Details:

Year Built	1920
Lot Acres	0.05
Lot Dimensions	28x80
School District	31
Taxes	\$1,234
Taxes with Assessments	\$1,406
Tax Year	2023

Additional Features:

Basement: Block, Crawl Space, Stone/Rock **Fuel:** Electric, Natural Gas **Heat:** Ductless Mini-Split, Forced Air **Sewer:** City Sewer - In Street **Water:** City Water/Connected

Driving Directions:

From Paul Bunyan Dr, Turn E on Fourth Street, 2 blocks. Property on right.



Listed By:
Grimes Realty

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