



MLS 6418686 Land

**\$200,000**

1.37 Acres

Raw Land

L1B1 Mag Seven Court

Bemidji MN 56601

Status: Active

#### Description:

This 1.36 acre lot presents an outstanding opportunity for commercial development, especially due to its favorable location in close proximity to highway access. The presence of city sewer and water connections at the curb is a significant advantage.

The convenience of underground utilities is a modern and attractive feature, enhancing the aesthetic appeal of the area. City-maintained blacktop roads further contribute to the overall accessibility and visual appeal of the development.

#### Additional Details:

|                        |         |
|------------------------|---------|
| Lot Acres              | 1.37    |
| Lot Dimensions         | 220x270 |
| School District        | 31      |
| Taxes                  | \$1,654 |
| Taxes with Assessments | \$1,654 |
| Tax Year               | 2023    |

#### Additional Features:

#### Driving Directions:

West on Division St, left on Mag Seven Ct SW. Lot on the right.



Listed By:  
Century 21 Dickinson

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**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470