



MLS 6419116 Land

**\$180,000**

1.38 Acres

Raw Land

L2B1 Mag Seven Court

Bemidji MN 56601

Status: Active

#### Description:

This 1.3 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. Located close to schools, City of Bemidji amenities, shopping, waterfront and restaurants. 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	1.38
Lot Dimensions	220x270
School District	31
Taxes	\$2,122
Taxes with Assessments	\$2,122
Tax Year	2024

#### 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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