



MLS 6446288 Commercial Sale

**\$1,700**



**Description:**

Extremely reasonably priced space on Paul Bunyan Drive NW! Good visibility and high traffic counts (13,200vpd) across from the Chrysler Center & Honda of Bemidji! Open space, with parking and entries in both back and front. Base rate under \$9.00/sf, this 1890sf space rents for \$1700/month, which includes taxes and CAM. Tenant responsible for gas & electric. Rate base on minimum of 3 year term.

**Additional Details:**

Year Built	1960
Lot Acres	1.03
Lot Dimensions	230x325
School District	31
Taxes	\$24,508
Taxes with Assessments	\$24,508
Tax Year	2023

**Additional Features:**

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

**Driving Directions:**

Across from Bemidji Chrysler Center / Honda of Bemidji.



Listed By:  
Lake-N-Woods Realty, Inc.

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