



MLS 6527419 Residential

**\$69,500**

1,000 sq ft  
2 bedrooms  
1 baths

306 Lake Avenue  
Bemidji MN 56601

Status: Pending

**Description:**

Conveniently located small 2 bedroom which could be a quaint home with a little effort. Second floor could be converted over to living quarters. Septic is non-compliant and will need to be replaced. Steel outbuilding for garage and shop. Extra space on second floor could be converted to living area. Ceilings are in need of some repair.

**Additional Details:**

Year Built	1905
Lot Acres	0.45
Lot Dimensions	120 x 165
Garage Stalls	1
School District	31
Taxes	\$550
Taxes with Assessments	\$550
Tax Year	2024

**Additional Features:**

**Basement:** Partial **Fuel:** Natural Gas, Wood **Garage:** 1 **Heat:** Space Heater **Sewer:** Septic System Compliant - No **Water:** Well **Air Conditioning:** None

**Driving Directions:**

South on Bemidji, east on 1st St S, north on Lake Ave. Home on right on the corner of 3rd and Lake Ave.



Listed By:  
Andy Williams Realty Group, LLC

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