



MLS 6584097 Commercial Sale

**\$399,000**



**Description:**

If you're looking for a great location for a retail business location or a rental storage facility, this 9,000+ sq ft facility is the answer. This retail facility is right next to the Beltrami County Fairgrounds and has a great view from Hwy 71 North. The owner has used this location as The North Country Trading Post for the past couple decades and if someone so desires they can continue to use it the same way as it has \$1000s of inventory left inside (included in the sale price). This building has several service garage doors and the second floor could be set up as an apartment area as it is piped in for a bathroom. On top of all this is a 3BR/2BA manufactured home to serve as a living quarters.

**Additional Details:**

Year Built	1998
Lot Acres	2
Lot Dimensions	300x375
School District	31
Taxes	\$1,486
Taxes with Assessments	\$1,486
Tax Year	2024

**Additional Features:**

**Fuel:** Electric, Natural Gas **Heat:** Baseboard, Forced Air **Sewer:** Private Sewer **Water:** Submersible - 4 Inch **Air Conditioning:** Central Air

**Driving Directions:**

From Bemidji go north on Hwy 71 Turn left on Lakewood Dr NW Then right on Fairgrounds Rd Property on Left.



Listed By:  
Century 21 Dickinson

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



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