



MLS 6584220 Commercial

\$1,200,000

522 Minnesota Avenue
Bemidji MN 56601

Status: Active

Description:

Attention Investors, Visionaries and Serious Developers! Discover the potential of the historic “Federal Building” in the heart of Bemidji, a vibrant regional hub in northern Minnesota. This city, with a greater area population exceeding 100,000 residents, offers a unique blend of small-town charm and big-city amenities. Situated in Bemidji, a bustling college town with a thriving community, the Federal Building is conveniently located near an airport with daily flights to Minneapolis/St. Paul and some of the fastest internet in the country. The building itself is a testament to timeless elegance, featuring a solid brick and granite exterior. It boasts four above-ground floors, complemented by a lower level that houses offices and mechanicals. This 50,000 Sq Ft, multi-floor structure is handicap accessible and includes an elevator, ensuring ease of access for all. Inside, the tall ceilings and numerous windows create an open and spacious feel, making it an inviting space for many purposes. There are about 28 parking spaces in the lot as well. This handsome building is easily adaptable for a range of uses including a startup company, co-working space, or consider a transformation into a modern business hub. With its prime location and robust infrastructure, the Federal Building is poised to become a cornerstone of Bemidji’s future. Exceptional opportunity to invest in a property with numerous possibilities. Priced to accommodate re-purposing or restore to its original splendor. Must see to appreciate. Schedule your viewing today.

Additional Details:

Year Built	1962
Lot Acres	0.64
Lot Dimensions	140 x 200
School District	31
Taxes	\$16,110
Taxes with Assessments	\$16,110
Tax Year	2023

Additional Features:

Basement: Full **Fuel:** Natural Gas **Heat:** Hot Water **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

Minnesota Ave north to 5th street



Listed By:
Headwaters Realty Services LLC

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