



MLS 6660211 Commercial Sale

\$155,000

Description:

Long established (opened in 2013) Big River Scoop Ice Cream located in high traffic area downtown across from Paul Bunyan and Babe. Bemidji is a caring community supporting arts and sports with many shopping amenities as well as four colleges and a great school system. Operated Mid-April through early October. The primary product is super premium ice cream made by the Chocolate Shoppe Ice Cream located in Madison, Wisconsin. Normal hours are noon to 9 PM. Many flavors of ice cream that are supplemented with Sherbets and vegetarian friendly Italian ices & non-dairy frozen desserts. There are gluten free flavors available in both dairy & non-dairy flavors. Mini donuts are also sold. Very loyal customer base. Fully equipped shop licensed by the Minnesota Department of Health. The shop is also licensed to appear at festivals and fairs. The shop seats 30 people with limited outdoor seating as well. You get to enjoy seeing Lake Bemidji and all of the lakeside activities at Paul and Babe. Business is being operated out of a leased facility.

Additional Details:

Year Built	1910
Lot Acres	0.03
Lot Dimensions	0x0
School District	31
Taxes	(unreported)
Taxes with Assessments	(unreported)
Tax Year	2025

Additional Features:

Fuel: Natural Gas **Heat:** Boiler **Sewer:** City Sewer/Connected **Water:** City Water/Connected

Driving Directions:

North on Bemidji Ave to #219 on the left (right across from Paul & Babe).



Listed By:
Century 21 Dickinson

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