



MLS 6685019 Commercial

\$1,390,000

522 Beltrami Avenue Bemidji MN 56601

Status: Active

## **Description:**

Prime investment opportunity in downtown Bemidji! This 23-suite professional office building boasts a strong 8.54% Cap Rate with 100% occupancy, ensuring immediate and stable cash flow. Featuring modern amenities, including a camera security system, electronic locks, and a main floor conference room, this well-maintained property offers an ideal environment for businesses. Strategically located in the heart of Bemidji, this turnkey asset is perfect for investors seeking a high-performing commercial property in a thriving market.

## **Additional Details:**

Year Built 1960
Lot Acres 0.16
Lot Dimensions 140x50
School District 31
Taxes \$12,640
Tax Year 2024

## **Additional Features:**

Fuel: Natural Gas Heat: Boiler, Forced Air, Hot Water, Radiant Sewer: City Sewer/Connected Water: City Water/Connected Air Conditioning: Central Air

## **Driving Directions:**

Corner of 6th and Beltrami Ave NW



Listed By: Andy Williams Realty Group, LLC

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