



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
Taxes with Assessments	\$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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218-237-3333

info@affinityrealestate.com



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