



MLS 6686070 Commercial

\$409,000

219 4th Street
Bemidji MN 56601

Status: Active

Description:

Discover a fantastic investment opportunity in the heart of downtown with this mixed-use building featuring a long-running laundromat on the ground floor and three fully leased residential apartments on the second floor. This well-maintained property offers the perfect combination of commercial and residential space, providing reliable income potential for investors. The laundromat is a turnkey operation with a modern setup, including auto-unlocking doors and lights on a timer for ease of operation. A comprehensive camera system provides security and peace of mind. With a central location and consistent foot traffic, the laundromat has built a loyal customer base and is ready for continued success. Main level available for rent at \$10.00 a sq ft. The seller will build to suit.

Additional Details:

Year Built	1920
Lot Acres	0.05
Lot Dimensions	25x85
School District	31
Taxes	\$4,024
Taxes with Assessments	\$4,024
Tax Year	2024

Additional Features:

Fuel: Electric, Natural Gas **Heat:** Baseboard, Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected

Driving Directions:

On the corner of Minnesota Ave and 4th St in downtown Bemidji, a blue two-story building.



Listed By:
Grimes Realty

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