



MLS 6719088 Commercial

**\$399,900**

196 Anne Street  
Bemidji MN 56601

Status: Active

**Description:**

Great Turn Key Opportunity to take over a Pet Grooming and Boarding operation with clientele and staff if desired, or if that isn't something you are interested in an opportunity for a business of your own. Excellent location with outstanding daily traffic count. Over 4000 square ft, retail office space or possible showroom. Energy efficient Natural Gas, In Floor Heating and a Central Air Exchange. Located on a Large Corner Lot. Showings by appointment only! Give me a call today to schedule a time to take a look.

**Additional Details:**

Year Built	1999
Lot Acres	1.31
Lot Dimensions	170'x214'x340'x120'x170'x96'
School District	31
Taxes	\$8,976
Taxes with Assessments	\$8,976
Tax Year	2025

**Additional Features:**

**Basement:** None **Fuel:** Natural Gas **Heat:** Boiler, Forced Air, Hot Water, Radiant Floor **Sewer:** Septic System Compliant - Yes **Water:** City Water/Connected **Air Conditioning:** Ductless Mini-Split

**Driving Directions:**

Bemidji Ave. to Anne St NW. , Left turn follow to sign on the left.



Listed By:  
Grimes Realty

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