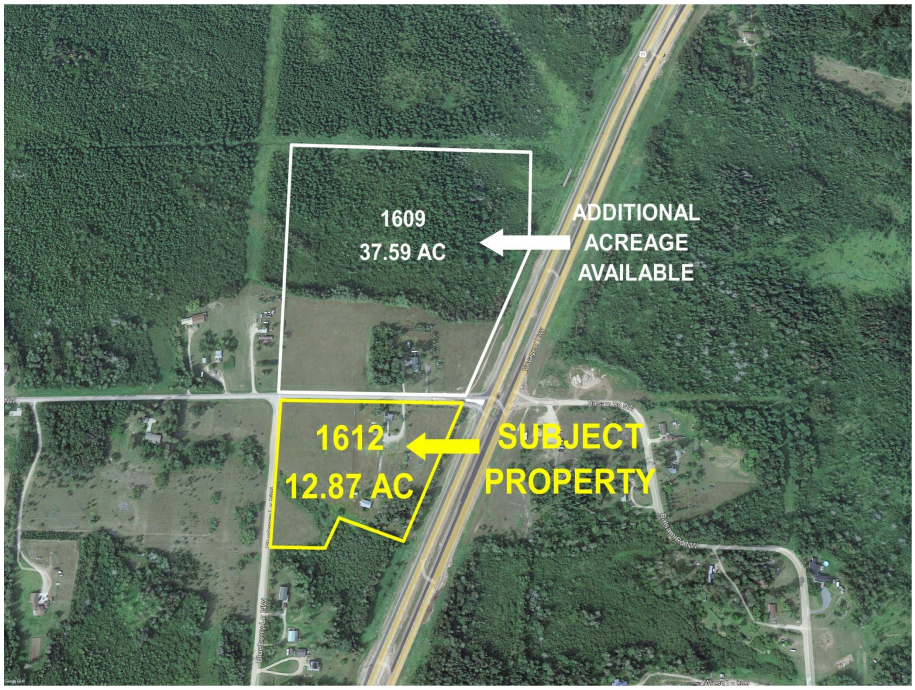


MLS 6736395 Land

$1,122,000

12.87 Acres
Raw Land

1612 Balsam Road
Bemidji MN 56601

Status: Active

Description:

Prime commercial acreage on Hwy 71 in Bemidji, MN. Don't miss this exceptional opportunity to secure a large tract of low-density commercial acreage along the highly traveled Hwy 71 corridor in Bemidji. This expansive site offers excellent visibility, easy access, and strong traffic counts—making it an ideal location for a wide range of commercial or mixed-use development. Positioned in a growing commercial area just minutes from downtown Bemidji, this property offers flexibility for developers, investors, or business owners looking to establish or expand their presence in Northern Minnesota. Whether you're envisioning a retail center, office complex, or service-based business, the possibilities here are wide open.Property contains 1,636 SF House (Build in 1920) - As-Is (No Additional Details). Additional Acreage: 37.59 Acres located on the North side of Balsam Road at 1609, is Available for $1,220,000.

Additional Details:

Lot Acres	12.87
Lot Dimensions	1000x721x387x174x254x724
Taxes	$3,036
Taxes with Assessments	$3,036
Tax Year	2025

Additional Features:

Driving Directions:

Property is the SW Corner of Hwy 71 and Balsam Road NW

Broker Reciprocity

Listed By:
Close-Converse Commercial Prop

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.

Call Affinity Real Estate
218-237-3333
info@affinityrealestate.com

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

©2026 Acme Webwerks - Affinity Real Estate Inc - Licensed in Minnesota - Brochure v.2021.10.03.1 - 216.73.216.95 - 2026.11.10 02:58:06