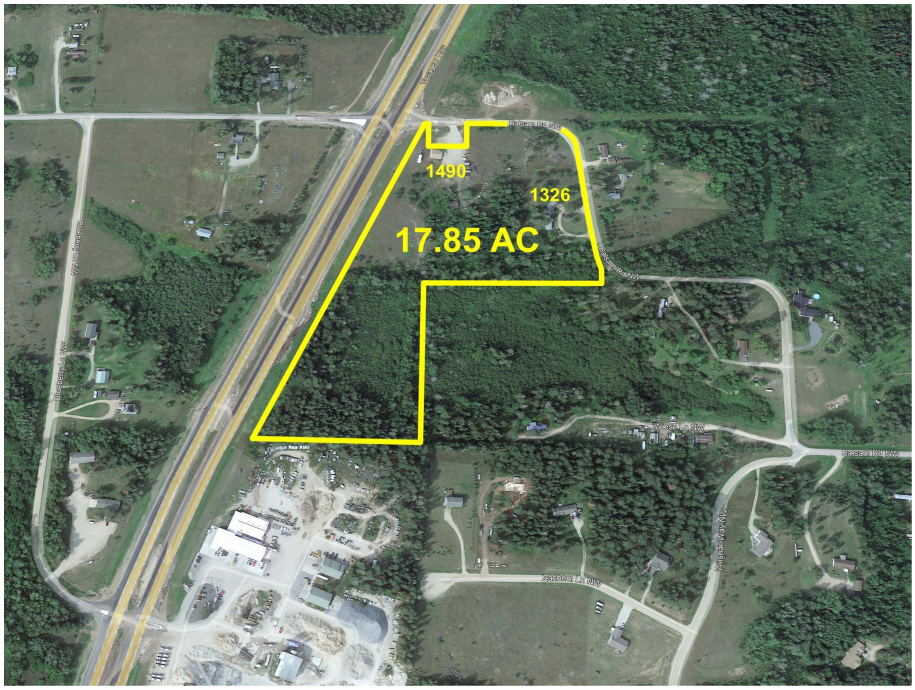


MLS 6764051 Land

$1,223,000

17.85 Acres
Raw Land

1490 & 1326 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. Out Buildings: As-Is - No Additional Details;1490: 1,600 SF Garage (40' x 40') w/ 2 Overhead Doors; 1326: 1,250 SF Garage (50' x 25') w/ 3 Overhead Doors and Approx. 1,950 SF House (Built 1965).

Additional Details:

Lot Acres	17.85
Lot Dimensions	1430x Irregular
Taxes	$6,660
Taxes with Assessments	$6,660
Tax Year	2025

Additional Features:

Driving Directions:

Property is the SE 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.

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