

MLS 6772230 Commercial

$595,000

47974 US 71
Laporte MN 56461

Current Use:
Retail

Status: Active

Description:

Prime Mixed-Use Property – A-Frame Business with AcreageThis unique mixed-use property offers endless potential with over 4,000 square feet of space in a striking A-frame building situated on 40 acres with highway frontage. Just minutes from Bemidji, the location boasts exceptional visibility and accessibility, making it ideal for a variety of commercial or seasonal business opportunities.In addition to the main structure, the property includes a 30x50 outbuilding for storage, workshop use, or expansion.Whether you're looking to establish a destination business, create a multi-use facility, or enjoy the open space of northern Minnesota, this property combines size, location, and potential in one rare package.

Additional Details:

Year Built	1990
Garage Stalls	2
Lot Dimensions	1314x1314x1314x1314
School District	31
County	Hubbard
Taxes	$2,214
Taxes with Assessments	$2,490
Tax Year	2025

Additional Features:

Basement: None -- Fuel: Other -- Heat: None -- Sewer: Private Sewer -- Water: Private -- Air Conditioning: None

Driving Directions:

GIFTS OF THE WILD PROPERTY.. Head South on Paul Bunyan drive which turns into MN-197, turns into US-71, go 7 miles and the property will be on your left hand side. Look for the numerous signs.

Broker Reciprocity

Listed By:
Edina Realty, Inc.

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