



MLS 6792265 Land

\$420,000

3.85 Acres Raw Land

292 Convenience Lane Bemidji MN 56601

Status: Active

**Description:** 

**Utilities** 

+ Electricity: Ottertail Power + Gas: Embridge Energy

+ Parcel 2 Taxes (2022): \$5,452

\$242,000 or \$2.50 psf

+ Parcel 1 ID: 030166200 + Parcel 1 Taxes (2022): \$1,732 + Parcel 2 ID: 030166300

**Property & Pricing** Parcel 1 - 2.23 acres:

+ Parcel 2 - 3.85 acres: \$420,000 or \$2.50 psf + Total - 6.08 acres: \$595,000 or \$2.25 psf

Approximately 6.08 acres of land for sale in Bemidji. Located directly off of heavily traveled Highway 2 and Highway 71. This site has excellent visibility from Highway 2 with easy off and on access. Parcels can be combined or split with zoning that allows for a wide variety of use. This property is idea for automotive, equipment or accessory dealerships.

## **Additional Details:**

Lot Acres 3.85

Lot Dimensions 513 x 523

School District 31

Taxes \$8.336 Taxes with Assessments \$8,336 Tax Year 2023

## Additional Features:

## **Driving Directions:**

South of the intersection of Highways 2 & 71 and West on Convenience Lane SE. Posted sign frontage.



Listed By: Rice Real Estate Services, LLC

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