



MLS 6800229 Commercial

**\$2,750**

207 2nd Street  
Bemidji MN 56601

Status: Active

#### Description:

Welcome to an exceptional leasing opportunity in the heart of downtown Bemidji! This spacious, well-maintained unit offers 2,839 square feet of flexible space with endless potential for retail, office, medical, or professional use.

Currently utilized as additional seating and meeting space for Cantabria Coffee, this property features approximately 2,100 square feet of open floor area up front— ready to be customized to suit your business needs. A cozy, newly constructed fireplace adds warmth and charm, creating an inviting atmosphere for clients and customers alike.

Beyond the large point-of-sale counter, you'll find additional retail or office space, along with a private restroom, break room, and private office. The clean, finished layout and open floor plan provide a blank slate for your vision — whether you're expanding an existing business or starting fresh in Bemidji's vibrant downtown district.

Positioned on a busy street that sees roughly 3,300 vehicles per day, this location offers fantastic visibility and steady foot traffic. You'll be surrounded by well-known neighboring businesses including Lucky Dogs, a furniture store, pizza restaurant, retail shops, banks, and the DMV.

This is a gross lease, meaning electricity, heat, water, and sewer are all included — making it easy to budget and focus on your business success.

Don't miss your chance to secure a spot in one of Bemidji's most active commercial areas, where community, coffee, and commerce come together. Bring your ideas and watch them come to life in this versatile downtown space!

#### Additional Details:

Year Built	1972
Lot Acres	0.16
Lot Dimensions	140x50
School District	31
Taxes	\$5,894
Taxes with Assessments	\$5,894

1 Listed By: 2023  
Headwaters Realty Services LLC

#### Additional Features:

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

#### Driving Directions:

Paul Bunyan Drive to 2nd St.  
Enter through the Cantabria coffee shop



Call Affinity Real Estate

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Basement: Owner Access Fuel: Natural Gas Heat: Forced Air Sewer: City Sewer/City Connected Water: City Water/Connected Air Conditioning:



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