



MLS 6811686 Land

**\$799,200**

4.32 Acres  
Raw Land

1209 30th Street  
Bemidji MN 56601

Status: Active

**Description:**

Prime investment opportunity located adjacent to the Northwoods Women's Shelter, Sanford Medical Center, and the City of Bemidji Park. This ideally situated property offers exceptional potential for a housing development that could directly support the mission of the Women's Shelter while generating reliable, long-term income for the developer. With its close proximity to essential community services, healthcare, and green spaces, this location is perfectly positioned for a sustainable, socially impactful project that delivers both community value and steady "mailbox money" returns.

**Additional Details:**

Lot Acres	4.32
Lot Dimensions	500x460
School District	31
Taxes	\$3,490
Taxes with Assessments	\$3,490
Tax Year	2025

**Additional Features:**

**Driving Directions:**

Corner of Ridgeway Ave and 30th Street



Listed By:  
Andy Williams Realty Group, LLC

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