

MLS 7018698 Commercial

$1,499,900

218 Minnesota Avenue
Bemidji MN 56601

Current Use:
Commercial, Office, Professional Service

Status: Active

Description:

Exceptional mixed use investment opportunity in the heart of Bemidji, surrounded by growing business activity and ongoing downtown momentum. Opportunities like this rarely come available.This well maintained property features a strong long term commercial anchor tenant, plus five total commercial suites and nine residential apartments, all supported by a solid rental history and consistent occupancy.The building is in excellent condition, reflecting pride of ownership and thoughtful upkeep. With stable in-place income and future upside potential, this asset offers both security and blue sky opportunity for the next investor looking to capitalize on Bemidji's continued growth.

Additional Details:

Year Built	1910
Lot Acres	0.32
Lot Dimensions	50x140x50x140
School District	31
Subdivision	Bemidji
County	Beltrami
Taxes	$10,996
Taxes with Assessments	$13,242
Tax Year	2025

Additional Features:

-- Fuel: Electric, Natural Gas -- Heat: Baseboard, Forced Air -- Sewer: City Sewer/Connected -- Water: City Water/Connected

Driving Directions:

Corner of Minnesota Ave NW and 3rd St NW

Broker Reciprocity

Listed By:
SJ Commercial Advisors

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