



MLS 7018769 Commercial

\$1,350,000

4156 Swiss Lane
Bemidji MN 56601

Status: Active

Description:

Rare investment and development opportunity just west of Bemidji in Eckles Township. This 14+ acre property offers 375' of prime frontage along US Hwy 2, the region's primary traffic corridor, delivering outstanding visibility and convenient ingress and egress for commercial operations.

Positioned outside Bemidji city limits, the location provides meaningful advantages for business owners and developers seeking lower tax burdens, fewer municipal restrictions, and greater flexibility for expansion and site design.

The property consists of two adjoining parcels with full highway access and ample room to support multiple uses or phased development. Improvements include a 2,700 SF commercial shop (36' x 75') constructed as a durable red iron steel building. Ideal for service, storage, fabrication, or contractor operations. Also on site is a well maintained 3 bedroom residence in excellent structural condition, offering on-site living, rental income, or employee housing potential.

Backing to a Minnesota state forest, the setting provides privacy, natural surroundings, and direct trail access, with abundant wildlife and year round recreational appeal, an uncommon bonus for a commercial corridor location.

Versatile zoning and site characteristics support a wide range of potential uses, including:

- Retail
- Service or contractor operations
- Equipment or auto dealership
- Light or heavy manufacturing
- Residential or apartment development
- Storage facility

 **Business campus**
SJ Commercial Advisors

High visibility highway frontage, expansion capability, and location outside city limits make this a standout opportunity for investors, developers, or owner-users looking to establish or grow their business.

Not included in the sale: Mobile Office and conex (8 x 40 storage containers)



Call Affinity Real Estate

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