

MLS 7018769 Commercial

$1,350,000

4156 Swiss Lane
Bemidji MN 56601

Current Use:
Commercial

Status: Active

Additional Details:

Year Built	1970
Garage Stalls	1
Lot Acres	14.12
Lot Dimensions	375 x 1460 x 477 x 1481
School District	31
Subdivision	Auditors 17
County	Beltrami
Taxes	$3,645
Taxes with Assessments	$3,645
Tax Year	2025

Additional Features:

Basement: Block, Unfinished -- Fuel: Natural Gas -- Heat: Forced Air, Fireplace(s) -- Sewer: Private Sewer -- Water: Private, Well

Driving Directions:

From Hwy 2 & 71 intersection travel west on Highway 2 approximately 2.2 miles. Property is located on Highway 2 with sign.

Broker Reciprocity

Listed By:
SJ Commercial Advisors

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Property Description:

Highway visibility and flexible zoning distinguish this 14.12-acre property, consisting of two adjoining parcels with 375 feet of frontage on US Highway 2.? An average daily traffic count of 18,000 vehicles provides strong exposure, while business, commercial, and residential-multifamily zoning supports a range of potential uses, subject to applicable approvals.

? Located outside Bemidji city limits, the property offers easy access for heavy traffic, no seasonal weight restrictions, and proximity to local amenities.?The 2,700 SF red iron steel commercial shop was fully refurbished in 2014 with upgraded insulation, interior and exterior steel, commercial electrical wiring, fiber telecommunications, and a plumbed pneumatic system with floor drains.? Features include a 12’ x 14’ overhead door, commercial openers, dual 100,000 BTU natural gas furnaces, a mezzanine, and a ¾ bath with shower.

? Fully insulated and heated, the shop accommodates year-round operations.?A separate 3-bedroom home offers 1,396 SF of finished main-level living space plus a 1,176 SF unfinished basement for storage and utilities.? Features include oak flooring, a spacious mudroom, and a single-stall garage.

? Updates include a roof replaced in 2016, a Rheem natural gas furnace installed in 2022, and recent repainting.? The residence has a separate septic system and shares a private well with the shop.?Adjacent to Minnesota State Forest land, the property offers direct trail access and nearby recreational opportunities.

? Level topography and sandy soils provide potential for expansion or additional construction, subject to approvals.?Ideal for owner-users, investors, or developers seeking highway exposure, versatile zoning, existing improvements, and room to grow.?https://www.

highway2property.?com/

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