



MLS 7020811 Commercial

**\$839,000**

3405 Hannah Avenue  
Bemidji MN 56601

Status: Pending

**Description:**

10,500 s/f of buildings, paved lot, fenced storage, loading dock, training center, offices, 18+ ceiling height, separate garage, many more desirable features.

US Hyway 71 frontage, and across the street from Sanford clinic/hospital. Great location for your business, and room to grow on almost 4 Acres, Retail light industrial, distribution, many uses!.....billboard sign income, ect. Seller will consider a net lease.

**Additional Details:**

Year Built	1982
Lot Acres	2.536
Lot Dimensions	504 x 235
Garage Stalls	6
School District	31
Taxes	\$14,223
Taxes with Assessments	\$14,223
Tax Year	2025

**Additional Features:**

**Basement:** None **Fuel:** Natural Gas **Garage:** 6 **Heat:** Forced Air **Sewer:** Tank with Drainage Field **Water:** 4-Inch Submersible **Air Conditioning:** Zoned

**Driving Directions:**

US Highway 71



Listed By:  
Headwaters Realty Services LLC

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