



MLS 7020811 Commercial

\$839,000

3405 Hannah Avenue
Bemidji MN 56601

Status: Active

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 Highway 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, etc. 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	1386
Taxes	\$14,223
Taxes with Assessments	\$14,223
Tax Year	2025

Additional Features:

Basement: None **Fuel:** Array **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

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470