



MLS 7060306 Land

**\$74,900**

1.04 Acres  
Subdivided

2402 Tracy Court  
Bemidji MN 56601

Status: Active

**Description:**

Positioned in a cul-de-sac in the Bardwell Park development by Paul Bunyan Communications, this versatile lot offers a unique opportunity with commercial zoning and residential tax status—providing flexibility for a variety of potential uses.

The property features a 24x32 garage with electricity, complete with a new heavy-duty garage door, making it ideal for storage, a workshop, or future business use.

The lot includes an existing well and septic system that was previously hooked up to a mobile home. This location has easy access to town and is well-suited for those seeking a blend of functionality, privacy, and potential.

Be sure to verify your ideas and take advantage of this rare opportunity in Bemidji!

**Additional Details:**

Year Built	1993
Lot Acres	1.04
Lot Dimensions	132x229x329x306
School District	31
Taxes	\$630
Taxes with Assessments	\$630
Tax Year	2026

**Additional Features:**

**Driving Directions:**

North on Hwy 71, 3rd exit at the roundabout onto Anne Street, Right on Tracy Ct



Listed By:  
Real Broker, LLC

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**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



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