

MLS 7062686 Land

$189,750

4.51 Acres
Subdivided

TBD Hwy 71 South
Bemidji MN 56601

Status: Active

Description:

Opportunities like this are getting harder to find. With high visibility and commercial potential and approximately 330 feet of frontage along Hwy 71 easy access, and serious potential for both residential and possible commercial use. At the heart of the property is a 32x50 shop featuring 12’ overhead doors, a full concrete floor, and plumbing already in place for in-floor heat. This building is ready to serve a wide range of uses, whether you're looking for a business location, storage, workspace, or expansion potential. A variance could be granted with a land use permit for commercial use, opening the door to a variety of possibilities. Buyers are encouraged to verify specific use cases with the township and county, the groundwork has already been laid for someone to take advantage of the location and exposure. The property is accessed via a shared driveway and currently has power connected to the shop, which will need to be separated from the original residence. A clean slate for future configuration. Whether you’re an entrepreneur looking for a high-traffic location, a contractor needing space and exposure, or an investor seeking a versatile property with upside, this opportunity to secure frontage, infrastructure, and flexibility in one package.

Additional Details:

Lot Acres	4.51
Lot Dimensions	330x411x399x702
Taxes	$1,500
Taxes with Assessments	$1,500
Tax Year	2026

Additional Features:

Driving Directions:

From Paul and Babe in Bemidji, Hwy 197 to Hwy 71 south for 3 miles home is on the right

Broker Reciprocity

Listed By:
218 Real Estate

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