

MLS 7073576 Land

$6,000,000

86.22 Acres
Raw Land

223 Convenience Lane
Bemidji MN 56601

Status: Active

Description:

Prime 86.22 acre commercial development opportunity with exceptional visibility and direct access to both Highway 71 and Highway 2. This strategically located property offers multiple parcels with water and electric available, making it ideal for a wide range of development opportunities. Zoned B1 Low Density Commercial, permitted uses include convenience retail, professional offices, and service-based businesses, while the location and size also create strong potential for residential, hotel, multifamily, data center, etc! High traffic visibility, excellent accessibility, and flexible development potential make this a rare investment opportunity in a growing corridor.

Additional Details:

Year Built	1905
Lot Acres	86.22
Lot Dimensions	irregular
Taxes	$53,300
Taxes with Assessments	$53,300
Tax Year	2025

Additional Features:

Driving Directions:

Highway 2 to Highway 71. South on Highway 71.

Broker Reciprocity

Listed By:
eXp Realty

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