



MLS 7100294 Commercial

**\$489,000**

209 Minnesota Avenue  
Bemidji MN 56601

Status: Coming Soon

**Description:**

Prime Downtown Bemidji Mixed-Use Commercial Opportunity! Position your business in the heart of vibrant downtown Bemidji with this beautifully remodeled mixed-use property offering exceptional versatility and income potential. The stunning main-level commercial space features high ceilings, exposed brick walls, modern finishes, and an inviting open-concept design currently home to a successful tattoo studio and art gallery. Its flexible layout is well suited for a restaurant, bar, brewery, retail boutique, professional office, creative studio, gallery, wellness business, or countless other ventures. Upstairs, a stylish two-bedroom, two-bath apartment provides an ideal owner's residence, executive rental, or Airbnb opportunity. Whether you're an investor seeking a premier downtown asset or an entrepreneur looking to combine business, lifestyle, and rental income under one roof, this one-of-a-kind property delivers location, character, and endless possibilities in one of Bemidji's most desirable commercial districts.

**Additional Details:**

Year Built	1932
Lot Acres	0.06
Lot Dimensions	25x105
School District	31
Taxes	\$3,834
Taxes with Assessments	\$3,834
Tax Year	2026

**Additional Features:**

**Basement:** Unfinished **Fuel:** Natural Gas **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

**Driving Directions:**

Downtown Bemidji on Minnesota Ave.



Listed By:  
Rogue Real Estate Co.

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