

MLS 7102571 Land

$89,900

0.58 Acres
Raw Land

830 Washington Avenue
Bemidji MN 56601

Status: Active

Description:

Prime Commercial Opportunity on Washington Ave S! This approximately 1/2 acre commercial lot offers outstanding visibility along one of Bemidji's busiest commercial corridors, with an estimated 10,000-13000 vehicles passing daily. Excellent exposure and convenient access make this an ideal location for a variety of commercial uses, including retail, office, medical, restaurant, or drive-through development (subject to zoning and city approval). the property is development-ready with natural gas, city water and city sewer available. An existing curb cut and driveway approach are already in place, helping reduce development costs and simplify site access. Position your business where customers will see it everyday. Surrounded by established businesses and just minutes from downtown Bemidji, this site offers the visibility, accessibility , and growth potential that developers and business owners are looking for. Utilities are available, making this a fantastic opportunity to build in a thriving commercial area. Bring your vision and capitalize on this highly visible commercial location!

Additional Details:

Lot Acres	0.58
Lot Dimensions	120x214
Taxes	$1,406
Taxes with Assessments	$1,406
Tax Year	2026

Additional Features:

Driving Directions:

Washington Ave S to property on east side

Broker Reciprocity

Listed By:
Headwaters Realty Services LLC

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