



MLS 7105694 Commercial

\$950,000

217 & 219 3rd Street
Bemidji MN 56601

Status: Active

Description:

Prime Downtown Bemidji Mixed-Use Investment Opportunity!

Situated in the heart of Bemidji's vibrant downtown, this well-maintained mixed-use property offers an exceptional location just steps from restaurants, shopping, professional offices, Lake Bemidji, parks, and year-round community events. With outstanding visibility, walkability, and convenient access, this property offers lasting appeal for both residential and commercial tenants.


Property Highlights:

- 10 one-bedroom apartments
- 2 street-level commercial units
- Apartment units updated over the past 5–10 years
- New rubber roof installed in 2026
- Approximately 10 off-street parking spaces
- Well-maintained building with excellent curb appeal
- Prime location in one of Bemidji's most desirable commercial corridors

Whether you're looking to expand your investment portfolio or acquire a cornerstone property in downtown Bemidji, this is a rare opportunity to own a versatile mixed-use asset in one of the city's most sought-after locations.

Additional Details:

Year Built	1908
Lot Acres	0.08
Lot Dimensions	Estimated Lot Dimensions: 50' x 140' (combined 217 & 219; approximate)
School District	31
Taxes	\$10,576
Taxes with Assessments	\$10,576
Tax Year	2025



Listed By:
Vision Properties Management

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From Paul Bunyan Drive NW (US Hwy 71/197), head toward downtown Bemidji, turn onto 3rd Street NW, continue south on 3rd Street NW to Park Avenue SW, continue east on Park Avenue SW to 217 & 219 3rd Street NW. The property is conveniently located in downtown Bemidji, near Lake Bemidji, shopping, restaurants, professional services, and major highways.