

MLS 7114175 Commercial

$679,500

505 Paul Bunyan Drive
Bemidji MN 56601

Current Use:
Professional/Office, Commercial, Professional Service

Status: Active

Additional Details:

Year Built	1994
Lot Acres	0.574
Lot Dimensions	130x190
School District	31
Subdivision	Wagners Third Add
County	Beltrami
Taxes	$17,972
Taxes with Assessments	$17,972
Tax Year	2026

Additional Features:

Basement: Egress Window(s), Finished, Full -- Fuel: Natural Gas -- Heat: Forced Air -- Sewer: City Sewer/Connected -- Water: City Water/Connected -- Air Conditioning: Central Air

Driving Directions:

On Paul Bunyan Dr NW (Hwy 197) Between Pizza Hut and O'Reilly's Auto Parts

Listed By:
Real Broker, LLC

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Property Description:

Exceptional commercial opportunity in a high-visibility location along one of Bemidji's busiest commercial corridors with visibility and exposure to over 17,000 vehicles per day along Paul Bunyan Drive (Highway 197). This well-maintained 2,400-square-foot commercial building offers approximately 1,200 square feet on each level, with a fully finished lower level, providing exceptional flexibility for a wide variety of business uses.Currently configured with 10+ private offices—4 on the main level and 5+ on the lower level—the building has successfully operated as a healthcare facility for the past eight years and previously served as a professional office building.

The existing layout is ideal for medical, dental, counseling, financial, legal, insurance, or other professional services, while also offering the potential to be reconfigured for many other commercial ventures.With its outstanding location and generous site, the property is also well suited for a bank or credit union, retail showroom, boutique, coffee shop, café, restaurant, or other food service establishment. The expansive lot provides the opportunity to explore drive-thru capability (subject to city approvals), making it an attractive option for businesses seeking convenience and high customer visibility.

Positioned between Pizza Hut and O'Reilly Auto Parts, the property enjoys excellent exposure, strong neighboring businesses, and consistent daily traffic. Its location offers outstanding accessibility and visibility for customers and clients alike.Situated on a generous 130' x 190' lot, the property extends approximately 80 feet beyond the existing parking lot, creating excellent potential for future building additions, expanded parking, or other site improvements.

The paved parking lot currently provides 18+ parking spaces, with ample room for expansion.Accessibility is another key feature, with wheelchair ramps at both the front and rear entrances. The front aluminum ramp is removable, allowing flexibility for future renovations or alternate building designs.

Whether you're looking for a turnkey professional office, a redevelopment opportunity, or a highly visible location for your growing business, 505 Paul Bunyan Dr NW offers exceptional versatility, ample parking, expansion potential, and a premier location in the heart of Bemidji's thriving commercial district. Please note the owners are also Real Estate Agents licensed in MN.

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