

MLS 7136132 Commercial

$950,000

1685 Paul Bunyan Drive
Bemidji MN 56601

Current Use:
Vacant

Status: Active

Additional Details:

Year Built	1990
Lot Acres	1.56
Lot Dimensions	Irregular
School District	31
Subdivision	Pine Ridge Add
County	Beltrami
Taxes	$16,220
Taxes with Assessments	$16,220
Tax Year	2026

Additional Features:

Basement: Block, Full -- Fuel: Electric, Natural Gas -- Heat: Forced Air -- Sewer: City Sewer/Connected -- Water: City Water/Connected -- Air Conditioning: Central Air

Driving Directions:

From Paul Bunyan Mall, continue West on Paul Bunyan Drive to property on right.

Broker Reciprocity

Listed By:
Andrew Yaggie Real Estate

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Property Description:

Position your business along one of the area’s most active commercial corridors! Situated on 1.56 acres at 1685 Paul Bunyan Drive NW, this versatile commercial property is surrounded by a strong mix of established retail, service, and dining businesses. Located just steps from the Paul Bunyan Mall and among numerous restaurants, auto-related businesses, building supply and lumber retailers, and other commercial users, the property benefits from excellent visibility and a location that already draws consistent consumer and commercial traffic.

The existing building provides approximately 4,417 square feet of usable space along with a sizable paved parking area. Originally constructed as a restaurant, the property has accommodated a variety of uses over the years and most recently served as a used car dealership. The main level includes approximately 3,024 square feet of finished space, while the 384-square-foot upper loft features a break room and bathroom.

An additional 1,009-square-foot unfinished basement provides valuable space for storage or other potential uses.A second opportunity exists at the rear of the parcel, where a large fenced-in lot offers excellent flexibility for secure outdoor storage, contractor or material storage, towing-related operations, vehicle or equipment storage, and more. The rear portion of the property also benefits from an additional access point, further enhancing its functionality.

With a highly visible location, proximity to a variety of established commercial users, ample parking, flexible building space, substantial outdoor storage potential, and multiple access points, this property offers a wide range of possibilities. Available for both sale and lease.

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