



MLS 7149701 Commercial

\$1,200,000

118 Paul Bunyan Drive
Bemidji MN 56601

Waterfront: Bemidji

Status: Active

Description:

Welcome to an exceptional commercial opportunity overlooking the breathtaking views of Lake Bemidji and the Mississippi River. Conveniently situated right off Highway 197, this beautifully maintained office/medical facility offers prime visibility, high accessibility, custom built-ins, and a modern setting for your business or practice. **Property Highlights:** Prime Waterfront Location: Stunning scenic views of Lake Bemidji and the Mississippi River. Convenient Accessibility: High-visibility location directly off Highway 197. Upgraded Infrastructure: Newly installed roof (June 2026) offering total peace of mind. Growing Community Hub: Located near the newly constructed YMCA center, driving consistent local engagement and activity. Whether you are expanding your practice or seeking an inspiring new workspace, this property provides the ideal foundation for growth.

Additional Details:

Year Built	2009
Lot Acres	0.533
Lot Dimensions	114x111x205x204
Taxes	\$25,662
Taxes with Assessments	\$25,662
Tax Year	2026

Additional Features:

Fuel: Electric **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

118 Paul Bunyan Drive South, Next to Subway.



Listed By:
eXp Realty

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