

MLS 7174934 Commercial

$189,750

50749 US 71
Bemidji MN 56601

Status: Active

Description:

Great opportunity with approximately 330 feet of frontage along Highway 71! Excellent visibility, easy access, and potential for residential or commercial use, subject to township and county approval of a Conditional Use Permit (CUP). The property features a 32x50 shop with 12-foot overhead doors, full concrete floor, and plumbing in place for in-floor heat. Ideal for storage, a workshop, or a potential business location. Property is accessed by a shared driveway. Plenty of possibilities in a high-visibility location! Buyer and Buyer's Agent to verify all intended uses, permit requirements, and approvals with the township and county.

Additional Details:

Year Built	1995
Lot Acres	4.51
Lot Dimensions	330x625x399x411
Garage Stalls	2
Taxes	$1,000
Taxes with Assessments	$1,000
Tax Year	2026

Additional Features:

Fuel: Other **Garage:** 2 **Heat:** None **Sewer:** None **Water:** None **Air Conditioning:** None

Driving Directions:

From the junction of Hwy 2 and Hwy 71: south on Hwy 71 approx 3 miles on the right.

Broker Reciprocity

Listed By:
218 Real Estate

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