

MLS 7176638 Commercial

$950,000

51101 307th Avenue
Bemidji MN 56601

Current Use:
Professional/Office

Status: Active

Description:

Multi use commercial property with great visibility: This 22+ acre parcel with an existing 20 unit storage building (currently just used by owner for storage) and 2,300+ square foot building currently operated as a business and living quarters. It has a walk out with a beautiful showroom, and an outdoor yard with plenty of room for expansion. The parcel has 1,279' Excellent Highway 2 frontage between Bemidji and Cass lake with an 7800 average daily traffic count. This property could be turned into a new business location, expand the storage business, the options are endless. This property is elevated making it stand out with excellent signage already in place ready for your vision.

Additional Details:

Year Built	2005
Garage Stalls	4
Lot Acres	22.49
Lot Dimensions	1279'x743x1320x748
School District	115
County	Hubbard
Taxes	$13,886
Taxes with Assessments	$13,886
Tax Year	2026

Additional Features:

-- Fuel: Electric, Propane -- Heat: Forced Air -- Sewer: Septic System Compliant - Yes -- Water: Private

Driving Directions:

From Bemidji take Highway 2 East toward Cass Lake, Turn onto 307th Ave / W Big Wolf Lake Rd destination is on left 51101 307th Ave. about 15 minutes from Bemidji

Broker Reciprocity

Listed By:
Lake-N-Woods Realty

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