



FOR SALE: On Line Auction

RARELY AVAILABLE COMMERCIAL OPPORTUNITY



522 Minnesota Avenue North West Building (left to right): Entrance/Parking Lot, Rooftop, and Lobby area.

HIGHLY DESIRABLE PROPERTY IN THE HEART OF DOWNTOWN BEMIDJI AWAITS YOUR VISION

This handsome Mid 20th Century historic building offers high visibility and a wide range of permissible adaptive re-uses.

- 50,499 GSF Multi Level Brick Office Building on 0.64 acre with 28 parking spaces
- Property is offered "As Is" "Where Is" Minimum Bid \$100,000 Applies
- AUCTION OPENS August 27, 2020
- Auction Details and Terms of Sale Available: RealEstateSales.gov
- Beltrami County, Bemidji, Minnesota 56601 SALE/LOT#: CHICA 12000-3001

CONTACT

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312.886.9480

ABOUT THE PROPERTY

- Prominent Downtown location
- 2 blocks to Library Lakefront
- 10-minute walk to BSU campus
- Pedestrian friendly arts, retail and food district
- National Historic Register eligible
- Urban Renaissance Zoning offers maximum flexibility
- Ready access to Bemidji Regional Airport and State Highways

ABOUT BEMIDJI

- Beltrami County Seat
- Emerging, fast growing urban center
- One of the most advanced fiber networks in the US
- Business friendly
- Strong entrepreneur culture and ready workforce
- Expanding health care industry
- 350,000 market population within 90 mile radius
- Tourism hub attracts 25,000 visitors a month
- Abundant natural resources and outdoor recreation
- Rich Native American history and heritage

For information on zoning and State/City economic incentives:

Nate Mathews, City Manager
Nate.mathews@ci.bemidji.mn.us
218.759.3565

For historic features/covenants:
MNSHPO@state.mn.us
651.201.3287