Colliers

For Sale or Lease

4107 Minnkota Avenue | Bemidji, MN

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4107 Minnkota Avenue NW | For Sale or Lease

Property Profile

Property Overview

Location	4107 Minnkota Avenue NW Bemidji, MN 56601
PID #	RP 80.07130.00
Building Size	+/- 7,000 SF*
Land Size	3.9915 Acres
Year Built	1994
Clear Height	16’
Loading	4 Drive-In Doors
County	Beltrami
Zoning	B-1 Low Density Commercial
2026 Taxes	$18,688
LEASE RATE	**Negotiable**
SALE PRICE	**$600,000**

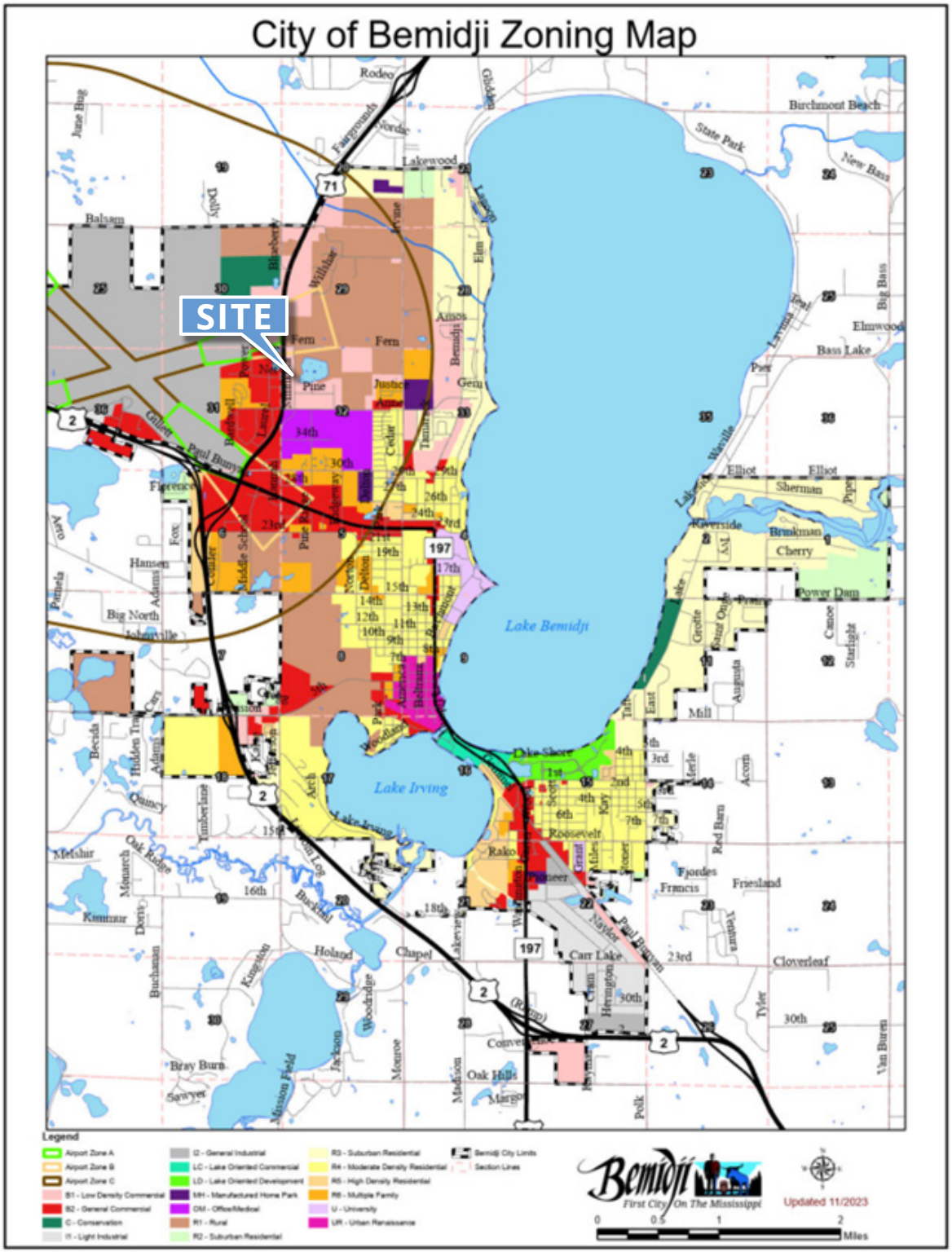
** Main building damaged in recent storms. Site to be sold as-is, where-is.*

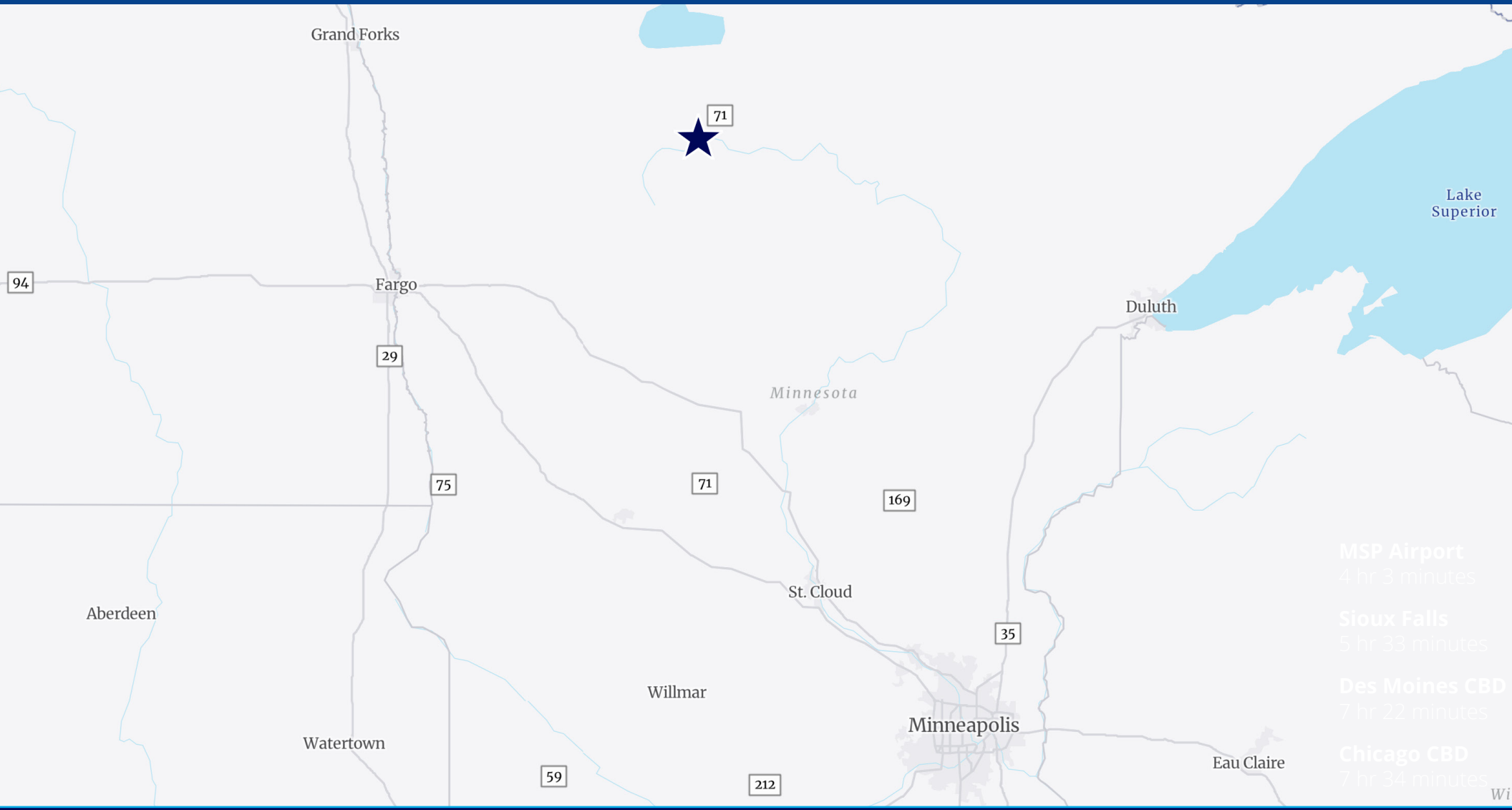
The Deed shall contain the following restriction: “The Property conveyed herein shall not be used for any purpose related to the waste industry including, but not limited to, the hauling, processing, transferring, storage, recycling or disposal of municipal solid waste or hazardous waste. These restrictions are declared to be covenants running with the land in perpetuity commencing with the date of the deed, and shall be fully binding upon all persons or entities acquiring title to the Property whether by descent, devise, lease, purchase or otherwise and is for the benefit of and enforceable by the Grantor and Grantor’s affiliates.”

Zoning

CLICK ON ZONING MAP
FOR PRINTABLE IMAGE

CLICK FOR
ZONING CODE





Demographics
(10 mile radius)

2026 Population
33,240

2026 Average Household Income
$94,332

PROXIMITY BY CAR

Grand Forks
1 hr 53 minutes

Fargo
2 hr 23 minutes

MSP Airport
4 hr 3 minutes

St. Paul CBD
4 hr 4 minutes

Minneapolis CBD
3 hr 41 minutes

Sioux Falls
5 hr 33 minutes

Des Moines CBD
7 hr 22 minutes

Chicago CBD
9 hr 31 minutes

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