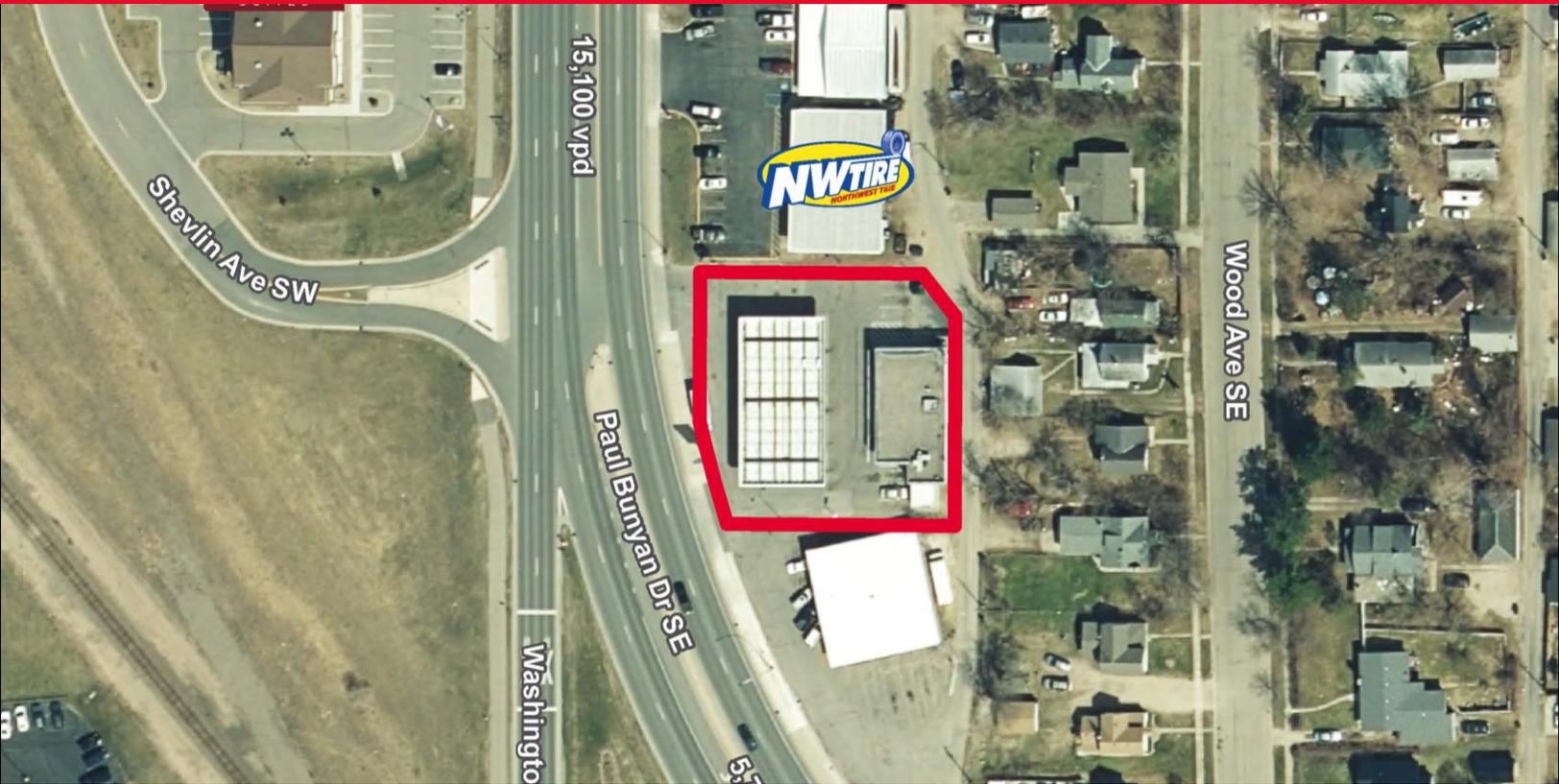


FOR SALE

**414 Paul Bunyan Dr SE
Bemidji, Minnesota**

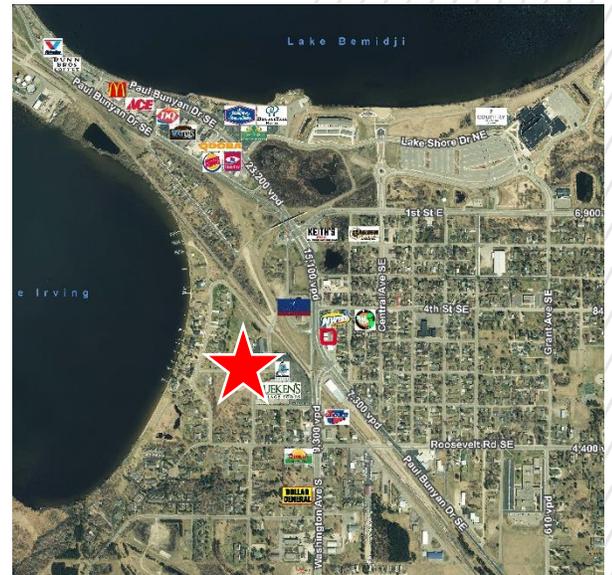


PROPERTY HIGHLIGHTS

- Prominent site at the traffic ‘nexus’ of the south side of Bemidji.
- 70,000 SF Leuken’s Village Grocery across the street.
- Zoned B-2 General Commercial.

BUILDING SF	3,100
LAND SF	22,215
YEAR BUILT	1993
PARKING	7 currently striped
TRAFFIC COUNTS	15,100 VPD

SIGNAGE TYPE	Pylon
1-MILE (POP.)	2,956
3-MILE (POP.)	14,474
5-MILE (POP.)	21,304
MED. INCOME	\$50,782



JEFF SCHEIDEGGER
Account Contact
+1 314 384 8662
jeff.scheidegger@cushwake.com

TOM MARTIN
Senior Director
+1 952 893 8232
Tom.Martin@cushwake.com

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PERTINENT SITE INFO

- Canopy and pumps removed
- 3,100 SF building remains
- Parking can be added
- Pylon in place
- Some of the highest traffic counts in town

LEGAL INFORMATION

TAX PARCEL ID	800427500
2022 RE TAXES	\$11,296.00
ZONING	B-2 (General Commercial)



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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