



FOR SALE

~1.5 ACRES AVAILABLE BEMIDJI, MN

Key Features

- Parcel size: ~1.5 usable acres of land, trees are not all removable
- Highway 2 Traffic Count: 14,327 VPD
- Highway 71 Traffic Count: 13,490 VPD
- Paul Bunyan Drive NW Traffic Count: 12,379 VPD

Property Highlights

- Water retention sharing can be accommodated
- Good visibility to northbound traffic

Tax Parcel ID	Zoning	Asking Price
TBD after replat	B2 - General Commercial	\$500,000

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