



**218 MINNESOTA AVENUE NW,
BEMIDJI, MN 56601**

**SJ COMMERCIAL
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218 MINNESOTA

AVENUE NW, BEMIDJI



PROPERTY OVERVIEW

218 Minnesota Avenue NW is a centrally positioned mixed-use commercial property located in downtown Bemidji, at the prominent corner of Minnesota Avenue NW and 3rd Street NW within the city's established central business district. The two-story building encompasses approximately 14,000 square feet and features a mix of five commercial units and ten residential units. The commercial spaces are occupied by professional service and office tenants, while the residential units provide consistent supplemental income. This diversified tenancy supports stable cash flow and reduces reliance on a single revenue stream.

Positioned in the heart of downtown, the property benefits from walkable access to government offices, financial institutions, retail amenities, and regional employers, reinforcing steady daily activity and strong visibility. The building's brick, stone, and stucco exterior offers strong street presence, while modern utility infrastructure—including city water and sewer, natural gas, separate electric service, and baseboard and forced-air heating—supports operational efficiency. Flexible business, commercial, and multi-family zoning further enhances long-term usability.

This strategic downtown positioning within Northern Minnesota's regional hub market supports durable demand, investment stability, and continued commercial relevance in Beltrami County.



Property Summary

Address	218 Minnesota Avenue NW, Bemidji, MN
Property Type	Mixed-Use Commercial
Total Units	15 Units (5 Commercial / 10 Residential)
Residential Mix	9 × One-Bedroom Units 1 × Two-Bedroom Unit
Building Area	±14,000 SF
Lot Size	±0.32 Acres



Property Features

TWO-STORY MIXED-USE BUILDING IN DOWNTOWN BEMIDJI

DIVERSIFIED INCOME STREAM WITH STABLE IN-PLACE TENANCY

PRIME CORNER LOCATION AT MINNESOTA AVE NW & 3RD ST NW

CITY WATER & SEWER | BASEBOARD & FORCED AIR HEATING SYSTEMS

WELL-MAINTAINED BRICK / STONE / STUCCO EXTERIOR



Location Highlights

Located in Downtown Bemidji, Minnesota, the Region's Primary Commercial and Government Hub

Positioned Within the City's Established Business and Professional Services Corridor

Walkable Access to Retail, Dining, Financial Institutions, and Civic Buildings

Proximity to Regional Employers, Medical Services, and Government Offices

Convenient Access to Major Local Roadways Connecting Bemidji to Surrounding Communities



Potential Uses

PROFESSIONAL OFFICE OR ADMINISTRATIVE SUITES

MEDICAL, WELLNESS, OR SERVICE-ORIENTED COMMERCIAL TENANCY

MIXED-USE INVESTMENT WITH CONTINUED COMMERCIAL AND RESIDENTIAL OCCUPANCY

OWNER-USER OPPORTUNITY WITH SUPPLEMENTAL RESIDENTIAL INCOME

FLEXIBLE SUITE CONFIGURATIONS FOR SINGLE OR MULTI-TENANT OCCUPANCY

GOVERNMENT, NONPROFIT, OR PROFESSIONAL SERVICES USERS SEEKING DOWNTOWN PRESENCE

VALUE-ADD REPOSITIONING WITH LEASE-UP OR RENT OPTIMIZATION STRATEGY

LONG-TERM HOLD INVESTMENT IN DOWNTOWN BEMIDJI WITHIN BELTRAMI COUNTY

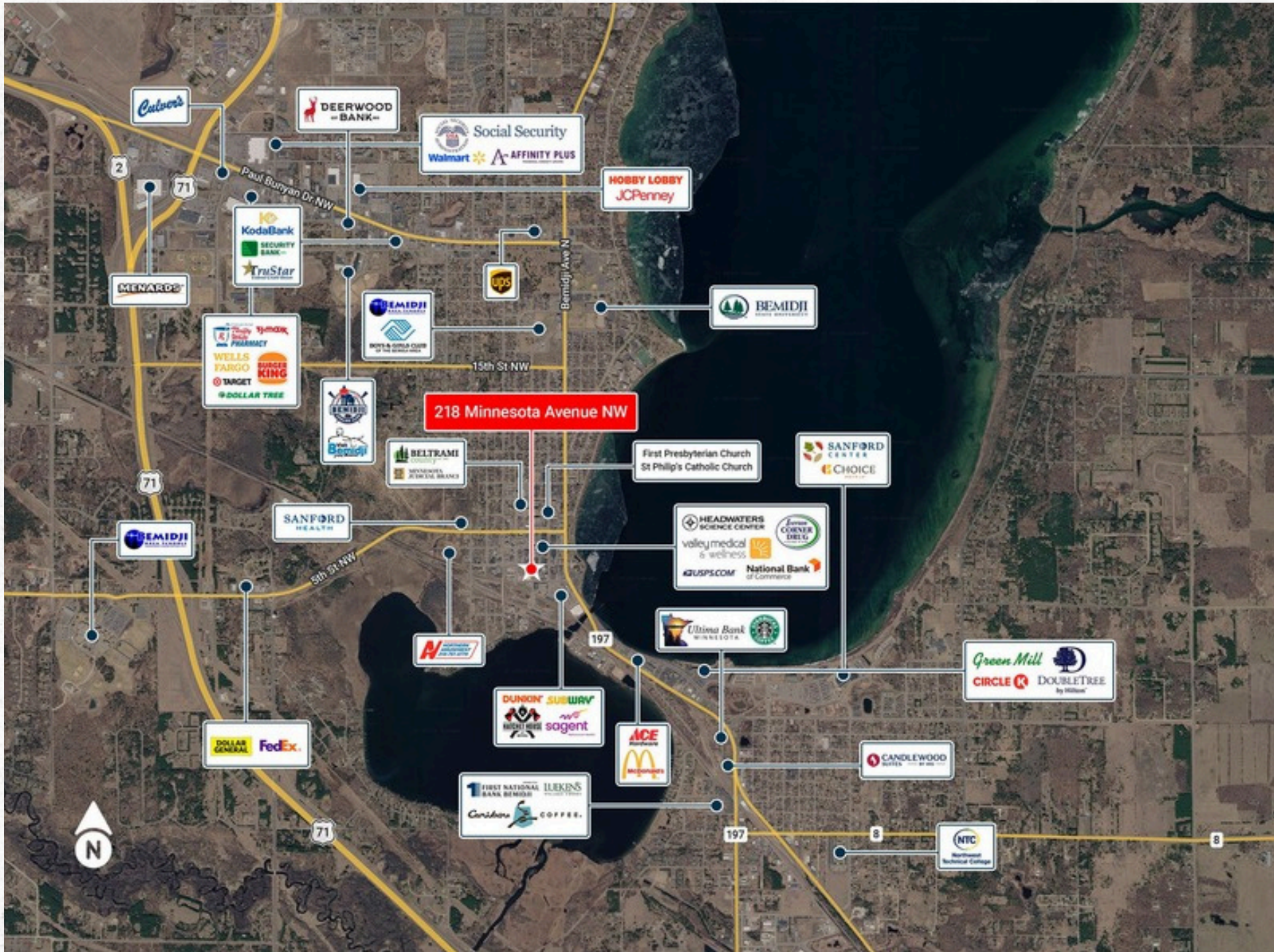


Property Photos



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