

4156 SWISS LANE NW BEMIDJI, MINNESOTA

Commercial Shop + 3-Bedroom Home
Outside Bemidji City Limits

\$1,350,000



PROPERTY HIGHLIGHTS

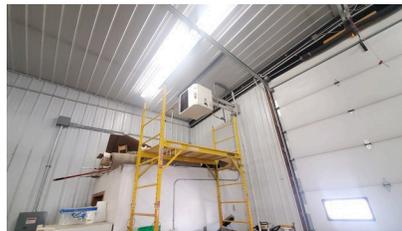
- 14+ Acres Across Two Adjoining Parcels
- 375 Feet of Direct US Highway 2 Frontage
- Located Outside Bemidji City Limits
- Adjacent to Minnesota State Forest with Trail Access
- Level, Sandy Soil Ideal for Development
- Commercial Infrastructure Already in Place



LOCATION & DEVELOPMENT ADVANTAGES

- Flexible township location allowing a wide range of commercial uses
- Positioned along one of Bemidji's primary traffic corridors
- Strong visibility for retail, service, or dealership concepts
- Ample space for phased expansion or multi-tenant development
- Suitable for storage, light manufacturing, contractor yard, or mixed-use concepts
- Natural surroundings create separation while maintaining highway access
- Ideal for owner-operators seeking live/work flexibility
- 2,700 SF drive-through commercial shop with updated utilities
- Existing 3-bedroom structure suitable for office, rental, or staff housing

MLS #7018698



SJ COMMERCIAL
ADVISORS

SHEILA JOHNSON

CEO + Broker

(218) 556-9361

sheila@sjcommercialadvisors.com

sjcommercialadvisors.com

