



Colliers

For Sale or Lease

# 4107 Minnkota Avenue | Bemidji, MN

**Tom Sullivan, SIOR**

Executive Vice President  
+1 952 897 7710  
thomas.sullivan@colliers.com

**Mark Drummond**

Associate  
+1 952 897 7735  
mark.drummond@colliers.com

**Ben Rorvick**

Associate  
+1 952 897 7761  
ben.rorvick@colliers.com

1600 Utica Avenue S  
Suite 300  
Minneapolis, MN 55416  
P: +1 952 897 7700



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
2025 Taxes	\$17,912.32
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."

4107 Minnkota Avenue NW | For Sale or Lease

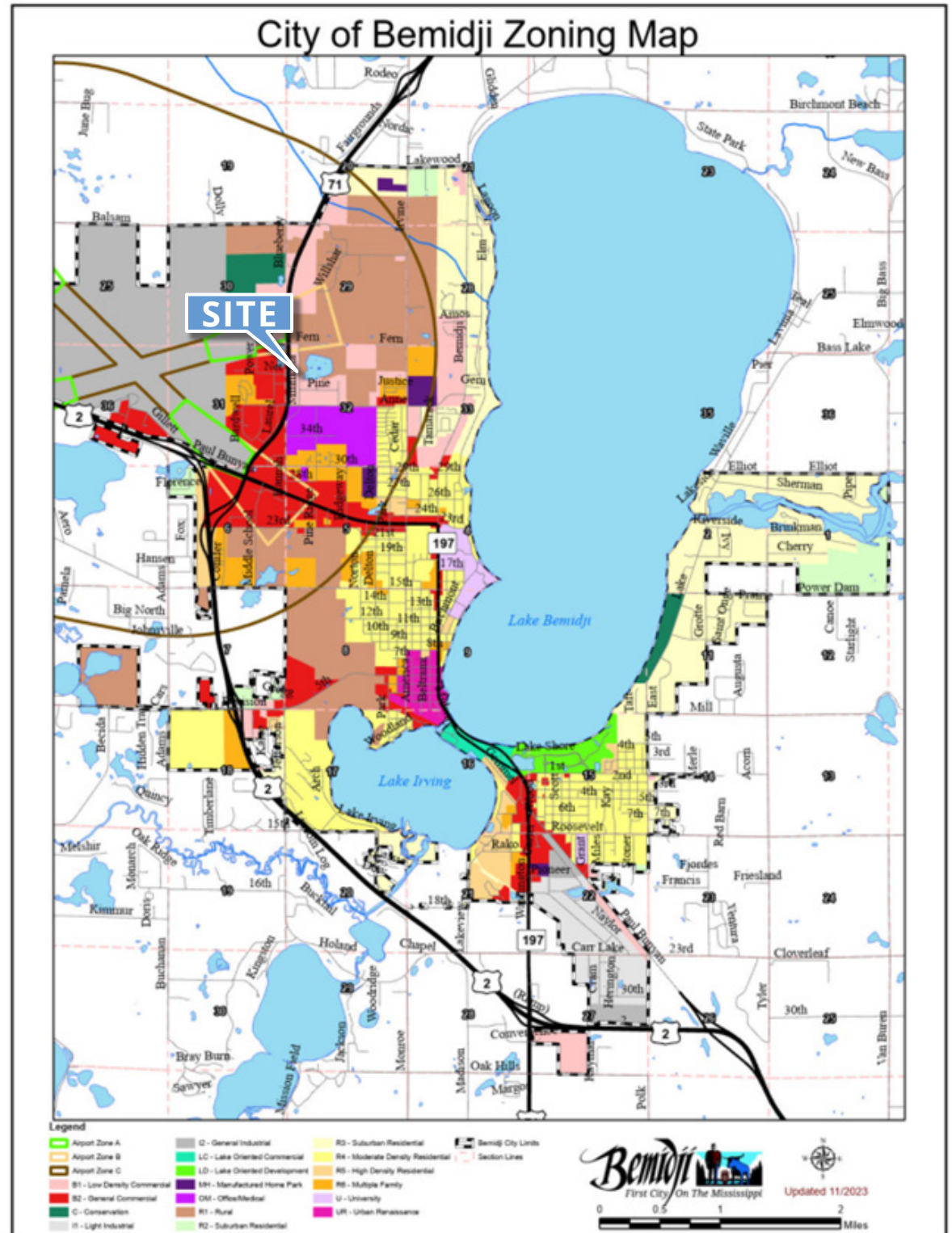
# Zoning

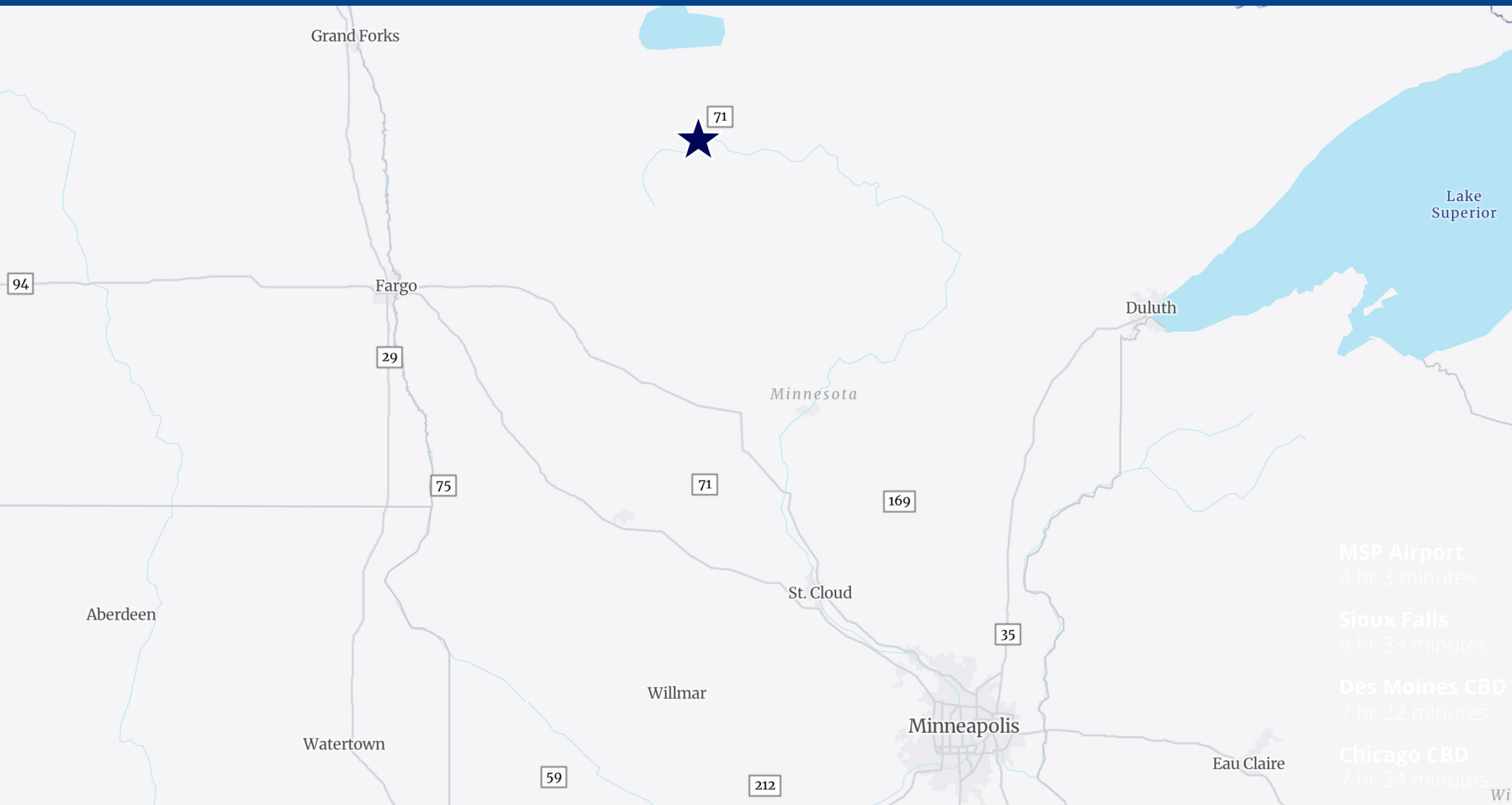


CLICK ON ZONING MAP  
FOR PRINTABLE IMAGE



CLICK FOR  
ZONING CODE





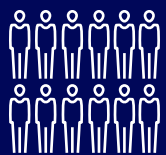
**MSP Airport**  
4 hr 3 minutes

**Sioux Falls**  
5 hr 33 minutes

**Des Moines CBD**  
7 hr 22 minutes

**Chicago CBD**  
7 hr 34 minutes

## Demographics (10 mile radius)



2025  
Population

33,177



2025 Average  
Household Income

\$88,075

## 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





This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.

1600 Utica Ave S, Suite 300  
Minneapolis, MN 55416  
+1 952 897 7700  
colliers.com

