

FOR SALE

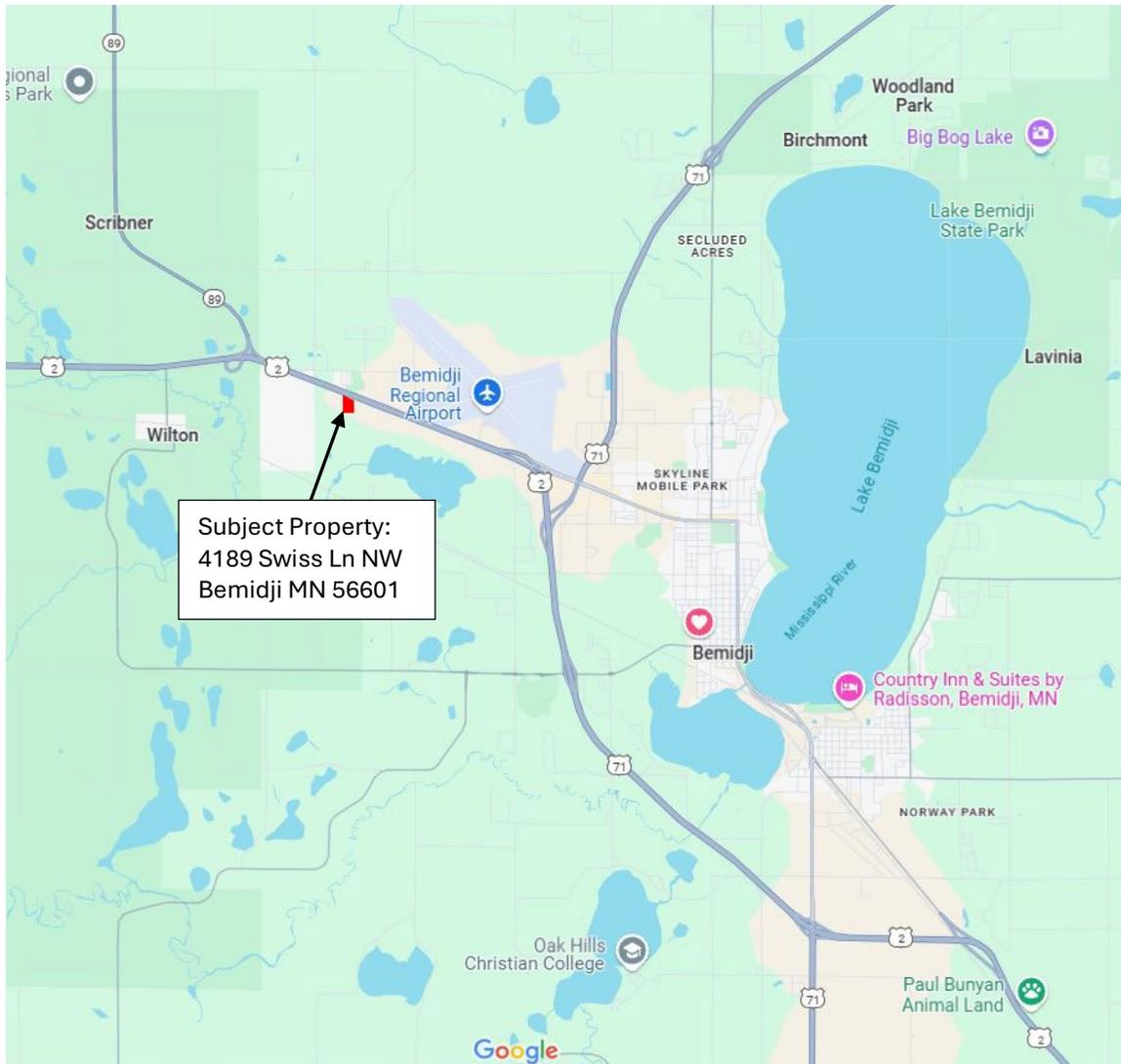
SJ COMMERCIAL ADVISORS

14 ACRES | 375' FRONTAGE
3 BDR HOME | COMMERCIAL SHOP

218-556-9361

www.highway2property.com

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ALAN G
MORLAN
KIRSTEN J
MORLAN

SAM'S UP
NORTH
PROPERTIES
LLC

DANIEL L
LARSON
REBECCA G
LARSON

JEFFREY D
FOSSEN
SYLVIA L
FOSSEN

Priced at \$1,350,000

14 Acres with full access to US Highway 2

The property is made up of two adjoining parcels that together total 14 plus acres. Located west of Bemidji on US Highway 2 in Eckles Township which is outside the City Limits of Bemidji and therefore ideal for operating a business with lower taxes and limited regulations that allows the owner to build out this property for the best use.

375 Feet of Highway 2 Frontage

Situated on US highway 2 which is the highest traffic road serving Bemidji, with excellent unobstructed visibility and easy access for heavy traffic and no spring weight restrictions. Direct Access to Highway 2.

2700 SF Commercial Shop

Measuring 36' wide by 75' long the commercial building is a Red Iron Steel Building that was completely refurbished in 2014 with new interior liner steel, "super" insulated, and new exterior steel. Shop is a drive through with a 12' x 14' tall overhead door on each end and each fitted with commercial openers. The building is heated with two (2) natural gas 100,000 BTU furnaces each giving the ability for redundancy and extra capacity for thawing heavy equipment if needed. The building can be heated using only one furnace. The buildings electrical was upgraded in 2014 with all commercial wiring in conduit and multi-voltage power throughout the building. Paul Bunyan Fiber Telecommunication run into the building. There is a fully plumbed pneumatic system for shop air with proper drains and drops. The ¾ bath has a shower and is insulated from the shop with its own heat for comfort and has its own septic system installed in 2014. There is a mezzanine above the bathroom with pneumatic piping stubbed out for an air compressor to sit on the mezzanine. The water is supplied from a common well that serves both the house and the shop. The floor is sloped to a covered gutter.

3 Bedroom Home

The 3-bedroom home that was built in the 1970(s) with 3-bedrooms on the main floor and a clean and bright unfinished basement for utilities and storage. The main floor living area including the mud room is 1396 SF and the unfinished basement is 1176 SF. The large mud room has access to the front and back yard and is sandwiched between the single stall garage and the house. The main floor is solid oak flooring, and the basement has a concrete floor. The property is serviced with Natural Gas with a new Rheem Furnace installed in 2022. There is a private well that serves both the house and the shop and a separate Septic system for the house. The house is clean and well maintained and structurally in excellent condition. The roof was replaced in 2016 and the house was recently repainted. The house could be a primary residence or rental unit or made into a large office complex. Many options....

Other items worth mentioning

Property is Outside of the Bemidji City limits

Room to grow multiple businesses (Multiple income streams)

- Retail
- Service
- Dealership
- Light / Heavy Mfg
- Residential / Apartments
- Storage Facility
- Combination

Property adjacent to the West is a MN State Forest and has trail access from the property that can be used for skiing and hunting. Deer and wildlife are abundant in the back yard.

The ground elevation is very level and made up of sand which makes new construction and development much more economical.

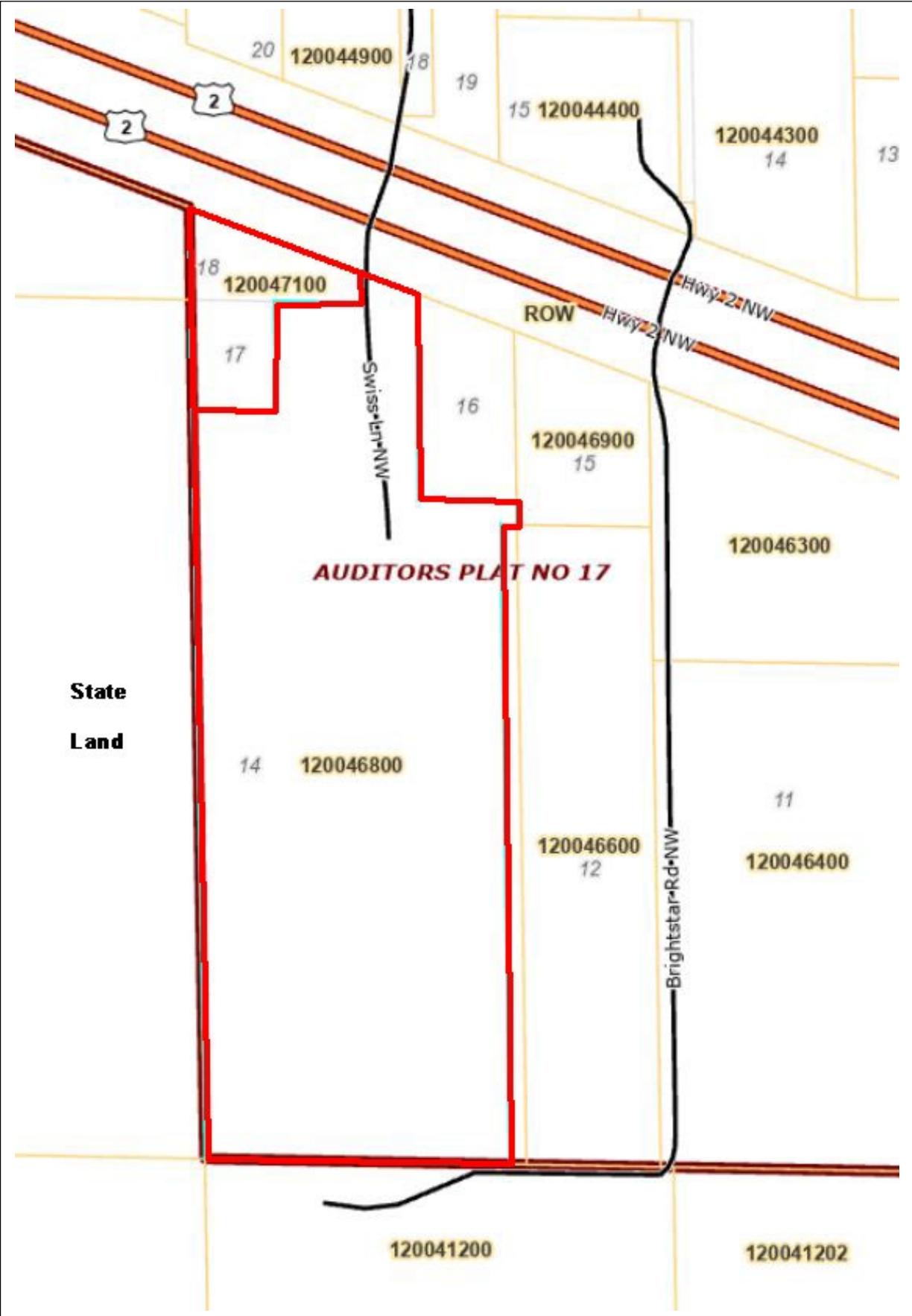
This is a once-in-a-lifetime property with unlimited uses to allow your business to grow as new opportunities come your way.



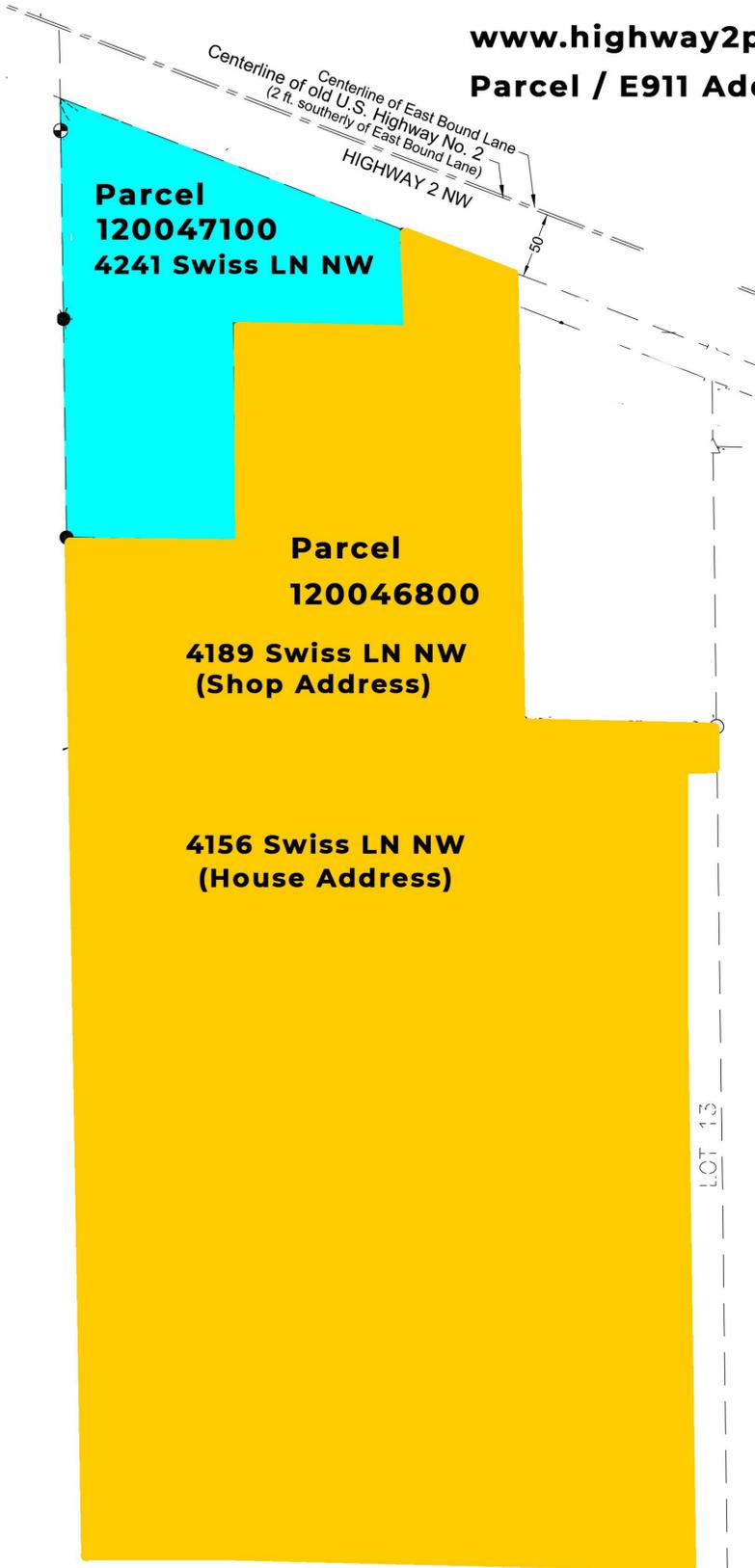
120047100

120046800

State
Land



www.highway2property.com
Parcel / E911 Address Legend



**Parcel
120047100
4241 Swiss LN NW**

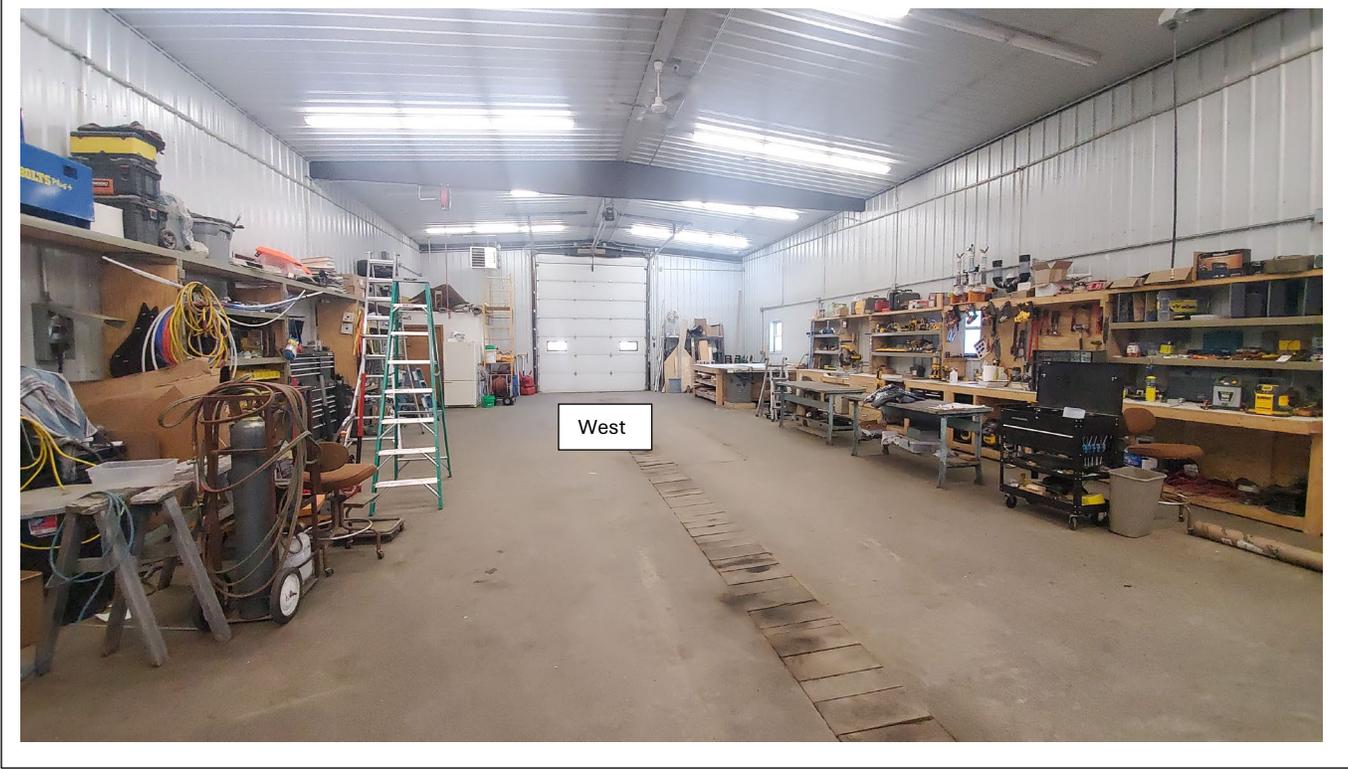
**Parcel
120046800
4189 Swiss LN NW
(Shop Address)**

**4156 Swiss LN NW
(House Address)**

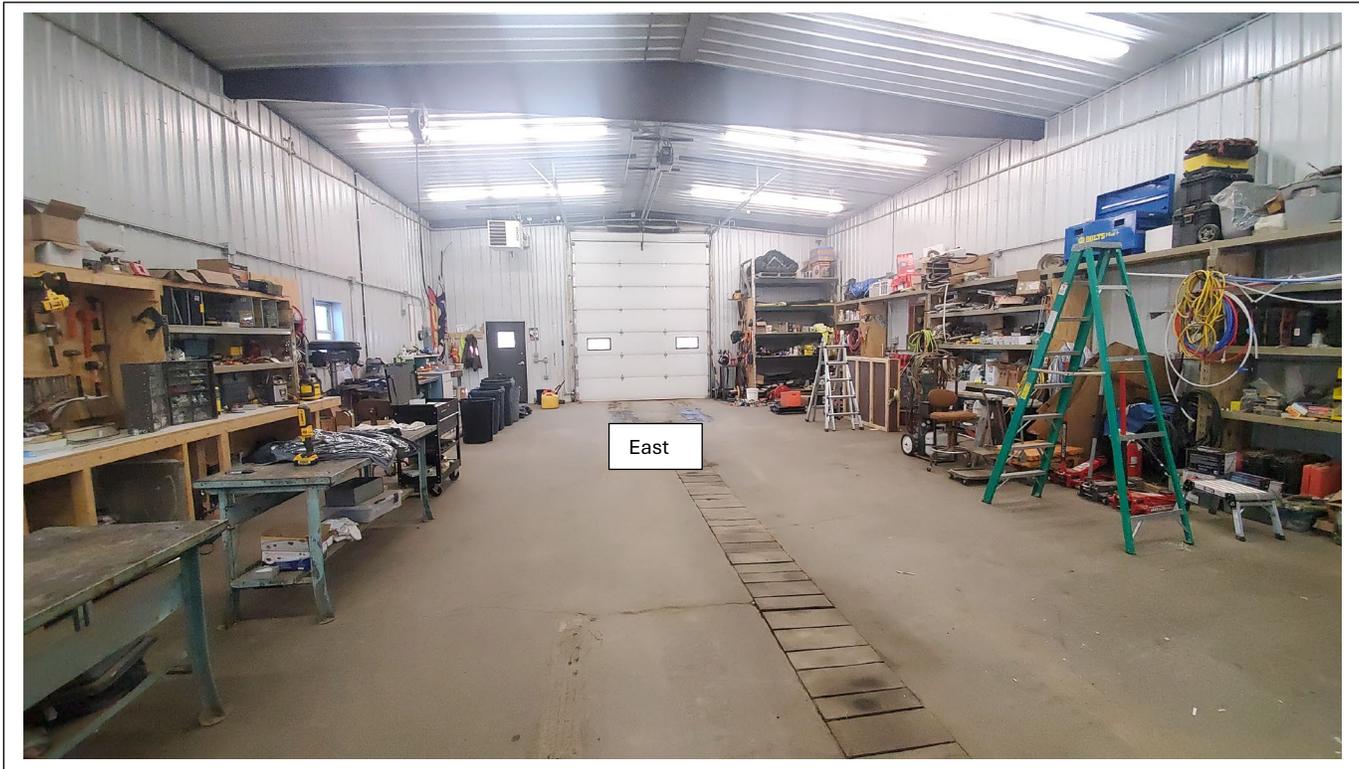
LOT 13







West



East



Sketch

36ft

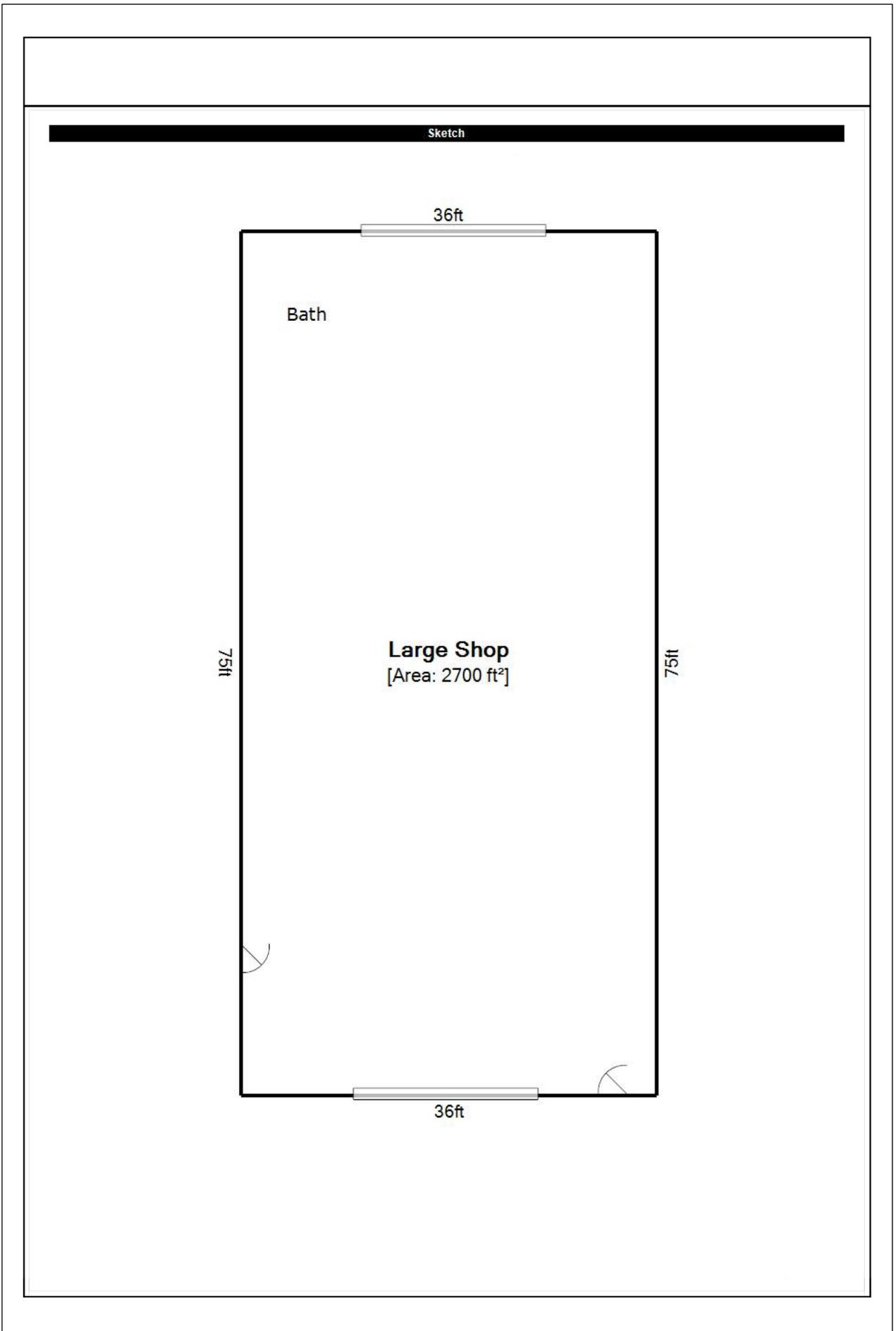
Bath

Large Shop
[Area: 2700 ft²]

75ft

75ft

36ft



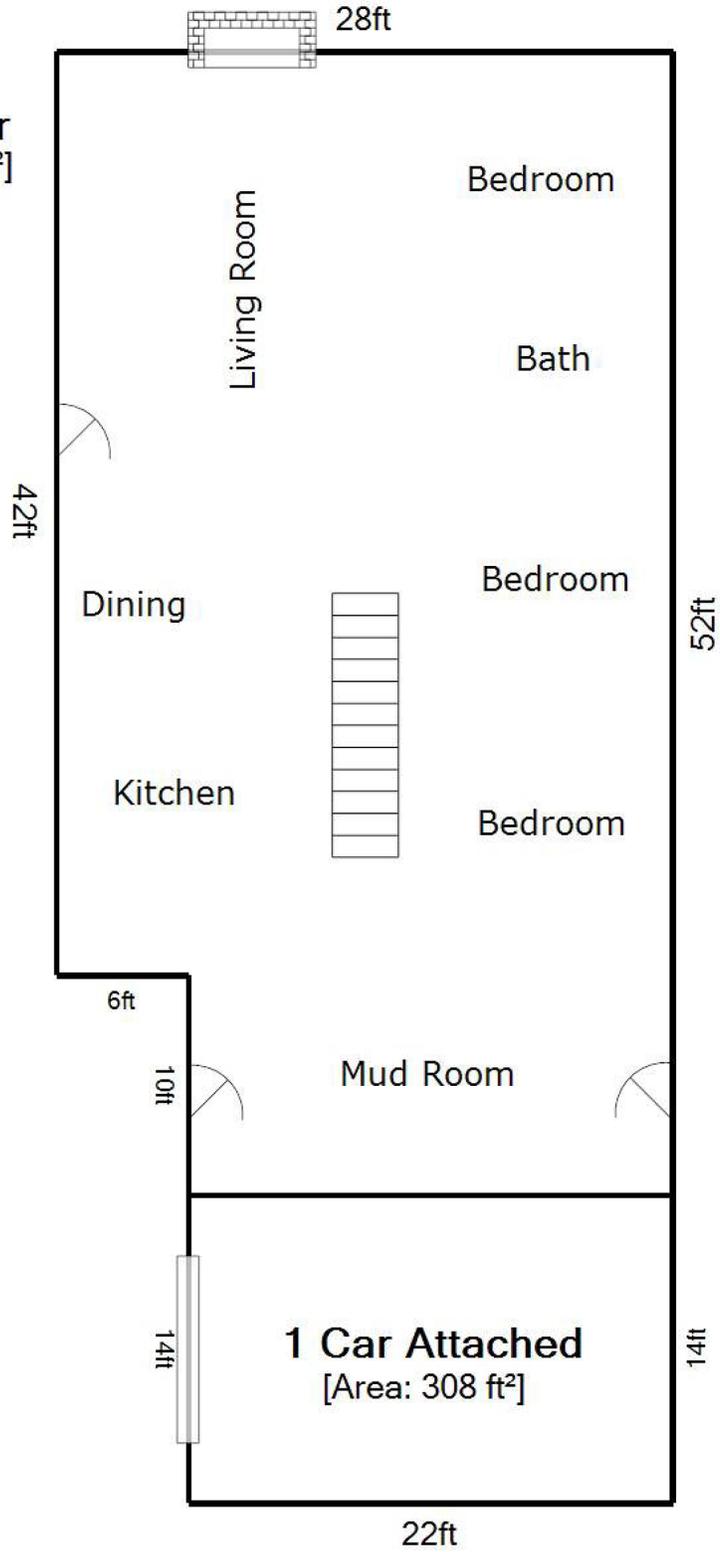






Sketch

First Floor
[Area: 1396 ft²]



Sketch

28ft

42ft

**Unfinished
Basement**

1176 Sq Ft