

COMMERCIAL USE PROPERTIES
MARKET RANGE FOR WIEBOLT PROPERTY COUNTY IS PURCHASING
6/17/23

ANY PROPERTY PURCHASED BY THE COUNTY FOR THE PURPOSE OF CONSTRUCTING A NEW JAIL WILL BE CONSIDERED A COMMERCIAL USE PROPERTY. AS SUCH, ANY SELLER WILL EVALUATE THE MARKET VALUE BASED ON THAT PROPOSED COMMERCIAL USE AND WILL SET THE SELLING PRICE ACCORDINGLY.

THE WIEBOLT PROPERTY CONSISTS OF 18.69 ACRES OF WHICH APPROXIMATELY 6+ ACRES ARE RESTRICTED BY A PIPELINE AND ITS EASEMENT REQUIREMENTS. THEREFORE, THERE ARE APPROXIMATELY 12 USEABLE ACRES. COMMERCIAL PROPERTY IS PRICED ON A PER SQUARE FOOT BASIS. 12 ACRES TIMES 43,560 SQUARE FEET PER ACRE EQUALS 522,720 SQUARE FEET. THAT EQUATES TO A SALE PRICE OF \$1.04 PER SQUARE FOOT.

RECENT SALES IN THE CITY LIMITS OF BEMIDJI

- TBD WASHINGTON AVENUE SOUTH SOLD ON 12/13/21 FOR \$229,500 OR 88 CENTS PER SQUARE FOOT (6 ACRES). MLS # 5583260
- 100 PAUL BUNYAN DRIVE NORTHWEST SOLD ON 11/24/21 FOR \$315,000 OR \$15.86 PER SQUARE FOOT (.456 ACRES). MLS # 5699284
- 2404 BEMIDJI AVENUE NORTH SOLD ON 10/13/22 FOR \$510,000 OR \$5.91 PER SQUARE FOOT (1.98 ACRES). MLS # 6159479

CURRENT LISTINGS IN THE CITY LIMITS OF BEMIDJI

- TBD COMFORT DRIVE NW IS LISTED FOR SALE AT \$244,750 OR \$2.93 PER SQUARE FOOT (1.92 ACRES). MLS # 6364941
- TBD NORRIS COURT NORTHWEST IS LISTED FOR SALE AT \$614,618 OR \$2.75 PER SQUARE FOOT (5.13 ACRES). MLS # 5586964

SUMMARY

RECENT COMMERCIAL SALES AND COMMERCIAL LISTINGS FOR SALE RANGE IN COST PER SQUARE FOOT FROM 88 CENTS TO \$15.86. THE COST OF \$1.04 PER SQUARE FOOT FOR THE WIEBOLT PROPERTY IS CERTAINLY REASONABLE. IT IS IN THE CITY LIMITS AND WILL HAVE CITY SEWER AND WATER.

360 Customer Property View

xxxx Washington Avenue S, Bemidji, MN 56601

Lots & Land

Seller Contribution: **\$0.00**

List #: **5583260**
Status: **Closed**

List Price: \$249,000
Orig List Pr: \$299,000
Close Price: **\$229,500**



Property ID: **800042700**
Tax Year: **2019**
Acres/Sqft: **6.00/261,360**
Taxable Acres:
Min Lot Size:
Lot Size: **500x500x500x500**
County: **Beltrami**
Postal City: **Bemidji**
School Dist: **31 - Bemidji (218-333-3100)**
List Date: **10/26/2019**
Rcvd by MLS: **10/28/2019**
Tax Amount: **\$4,848**
Assess Bal: **\$0**
Tax w/ Assess: **\$4,848**
Assess Pend: **No**
Homestead: **No**
Plat Recorded: **No**
DOM: **661**
CDOM: / PDOM: **0/382**

Directions: **Washington Ave So. Watch for signs on the right.**

Off Market Date: **08/20/2021**

Proj Close Date: **01/01/2022**

Date Closed: **12/13/2021**

General Information

Legal Desc: **see document**
Section/Township/Range: **21/146/33**
Land Lease: **No**
Fract Ownr: **No**
Comp/Dev/Sub:
Assoc Mgmt Comp:
Restr/Covenant: **Minimum Lot Size**
Land Inclusions: **Abstract, For Sale Sign**
Improvements: **None**
Utilities: **Natural Gas Available, Sewer Available, Sewer Connected, Water Available, Water Connected**
Road Frontage:
Rd Responsible:
Zoning: **Business/Commercial**
Topography: **Rolling, Sloped**
Develop Status: **Raw Land**
Rnt License:
Fire #:
Assoc Phone:
Insur Fee: **\$0**
Assoc Fee: **\$0**
Pasture Acres: **0.000**
Tillable Acres: **0.000**
Wooded Acres: **1.000**

Builder Information

Builder Restrict: **Open**

Bldr Assoc Mbr:

Remarks

Public: **Great price on this 6 acres of prime development property on Washington (Hwy 71) Ave So. Suitable for many uses, commercial on the highway frontage, residential or other along the wooded trail area. Strip Mall, box type store, food, retail. Many opportunities! Lot Dimensions: 500 x500.**

MLS #: **5583260** [xxxx Washington Ave S, Bemidji, MN 56601](#)

360 Customer Property View

100 Paul Bunyan Drive NW, Bemidji, MN 56601-8184

Commercial
Other
Seller Contribution: **\$0.00**

List #: **5699284**
Status: **Closed**

List Price: \$339,000
Orig List Pr: \$339,000
Close Price: **\$315,000**



Property ID: **800079400**
Const Status: **Previously Owned**
Total Units: **1.00**
Found Size: **2,171**
Found Dims:
Year Built: **1952**
Acres/Sqft: **0.456/19,863**
Lot Dim: **20037.60**
Current Use: **Vacant**
Yearly/Seasonal: **Yearly**
County: **Beltrami**
List Date: **01/07/2021**
Rcvd by MLS: **01/07/2021**

For Sale/Lease: **For Sale**
Tax Amount: **\$4,724**
Tax Year: **2020**
Assess Bal: **\$0**
Tax w/ Assess: **\$4,724**
Assess Pend: **No**
Homestead: **No**
Stories: **1**
Bldg Fin SF: **2,171**
Building SqFt:

Postal City: **Bemidji**
DOM: **198**
CDOM:/PDOM: **198/198**

Directions: **100 Paul Bunyan Dr NW**
Off Market Date: **08/27/2021**

Proj Close Date: **11/26/2021** Date Closed: **11/24/2021**

General Information

Legal Desc: **SECT-04 TWP-146 RANGE-033 AUDITOR'S PLAT NO 7 LOT-00E E 128' OF LOT E**
School District: **31 - Bemidji (218-333-3100)** Section/Township/Range: **4/146/33**
Location: Land Lease?: **No**
Fract Ownr: **No**
Comp/Dev/Sub: Rental License:
Lot Desc: **Corner Lot**
Road Frontage: **City, Curbs, Paved Streets, Sidewalks**
Zoning: **Business/Commercial** Power Company:
Accessibility: **Other**

Structure Information

Heat: **Forced Air** Exterior: **Block**
Fuel: **Natural Gas** Roof: **Flat, Tar/Gravel**
Air Cond: **None** Water: **City Water/Connected**
Garage: **3** Sewer: **City Sewer/Connected**
Oth Prkg: **15**

Features

Parking: **Attached Garage, Heated Garage, Insulated Garage**
Overhead Door: **10-14 Feet**
Utilities: **None Available**
Sale Includes: **Building, Land**
Basement: **None**
Building Feat: **Overhead Doors**

Unit Information

Efficiencies: **3** # 1 BR Units: # 2 BR Units: # 3 BR Units:

Remarks

Public: **Bring your business to Bemidji! This historic location has endless opportunities! This property is conveniently located on the corner of Paul Bunyan Drive and Bemidji Ave. This location is prime!!!!!! Call for more information and a safe tour of this opportunity before it's gone.**

Expenses & Income

Expenses
Owner Expense: **Electric, Fuel, Janitorial, Lawn, Maintenance/Repair, Snow, Trash**

Annual Expenses

Annual Income

MLS #: **5699284** [100 Paul Bunyan Dr NW, Bemidji, MN 56601-8184](#)

360 Customer Property View

2404 Bemidji Avenue N, Bemidji, MN 56601-2433

Commercial
Apartments and Retail
Seller Contribution: **\$0.00**

List #: **6159479**
Status: **Closed**

List Price: \$775,000
Orig List Pr: \$1,100,000
Close Price: **\$510,000**



Property ID: **800287500**

For Sale/Lease: **For Sale**

Lease Type: **Other**

Tax Amount: **\$13,314**

Tax Year: **2021**

Assess Bal: **\$0**

Tax w/ Assess: **\$13,314**

Assess Pend: **No**

Homestead: **No**

Bldg Fin SF: **5,000**

Building SqFt: **2,500**

Const Status: **Previously Owned**

Total Units: **3.00**

Found Size: **2,500**

Year Built: **1923**

Acres/Sqft: **1.980/86,249**

Lot Dim: **330x330x220x205x110**

Current Use: **Commercial**

Yearly/Seasonal: **Yearly**

County: **Beltrami**

List Date: **03/07/2022**

Rcvd by MLS: **03/03/2022**

Postal City: **Bemidji**

DOM: **183**

CDOM:/PDOM: **2485/90**

Directions: **North on Bemidji Ave to 2404**

Off Market Date: **09/06/2022**

Proj Close Date: **10/21/2022**

Date Closed: **10/13/2022**

General Information

Legal Desc: **SECT-04 TWP-146 RANGE-033 OMICHS FIRST ADDITION LOT-009 BLOCK-001**

Additional PID(s): **800287400,800287200**

School District: **31 - Bemidji (218-333-3100)**

Section/Township/Range: **4/146/33**

Location:

Land Lease?: **No**

Fract Ownr: **No**

Comp/Dev/Sub: **Omichs First Add**

Rental License:

Zoning: **Business/Commercial**

Power Company:

Accessibility: **None**

Structure Information

Heat: **Forced Air**

Exterior: **Wood**

Fuel: **Natural Gas**

Water: **City Water/Connected**

Garage: **4**

Sewer: **City Sewer/Connected**

Oth Prkg: **20**

Features

Parking: **Gravel Lot, Unassigned**

Utilities: **Electric Separate, Heating Separate, Hot Water Separate**

Sale Includes: **Building, Land**

Unit Information

Efficiencies:

1 BR Units:

2 BR Units:

3 BR Units:

Remarks

Public: **With approximately 1.9 acres on a level city lot that has great visibility and ease of access Excellent location! This corner lot of 24th and Bemidji Ave gets abundant exposure. If you are looking to open your own business or an investor looking for the right location, this property has many possibilities. Do not miss this opportunity here and schedule your private showing today.**

MLS #: **6159479** [2404 Bemidji Ave N, Bemidji, MN 56601-2433](#)

360 Customer Property View

TBD Comfort Drive NW, Bemidji, MN 56601-5228

Lots & Land

List #: **6364941**
Status: **Active**

List Price: **\$244,750**
Orig List Pr: \$244,750
Close Price:

Seller Contribution:



Property ID: **800494000**
Tax Year: **2023**
Acres/Sqft: **1.92/83,635**
Taxable Acres:
Min Lot Size:
Lot Size: **157x410x208x362**
County: **Beltrami**
Postal City: **Bemidji**
School Dist: **31 - Bemidji**
List Date: **05/05/2023**
Rcvd by MLS: **05/04/2023**

Tax Amount: **\$3,568**
Assess Bal: **\$0**
Tax w/ Assess: **\$3,568**
Assess Pend: **No**

Homestead: **No**
Plat Recorded: **Yes**

DOM: **43**
CDOM:/PDOM: **0/43**

Directions: **From 197 and Hwy 71, West on 197, North on Gillett Dr NW, South on Comfort Dr NW, Lot on end of cul de sac.**

General Information

Legal Desc: **SECT-36 TWP-147 RANGE-033 AIRPORT COMMERCIAL PARK LOT-004**
Section/Township/Range: **36/147/33**
Land Lease: **No**
Fract Ownr: **No**
Comp/Dev/Sub:
Assoc Mgmt Comp:
Restr/Covenant: **Other**
Land Inclusions: **Survey**
Improvements: **Paved Streets, Public Road**
Utilities: **Electricity Available, None Connected**
Zoning: **Business/Commercial**
Topography: **Level**
Develop Status: **Subdivided**

Rnt License:

Fire #:

Assoc Phone:

Insur Fee: **\$0**
Assoc Fee: **\$0**

Wooded Acres:

Builder Information

Builder Restrict: **Open**

Bldr Assoc Mbr:

Remarks

Public: **This is one stellar lot for the business you've always dreamt of! Almost 2 acres on this commercial lot with city utilities, paved frontage, Hwy 2 visibility, completely fenced with plenty of level building area tucked in towering pines. Don't miss this location for your business's future!**

MLS #: **6364941** [TBD Comfort Dr NW, Bemidji, MN 56601-5228](#)

360 Customer Property View

TBD Norris Court NW, Bemidji, MN 56601

Lots & Land

Seller Contribution:

List #: **5586964**
Status: **Active**

List Price: **\$614,618**
Orig List Pr: \$614,618
Close Price:



Property ID: **800046103**
Tax Year: **2022**
Acres/Sqft: **5.13/223,463**
Taxable Acres:
Min Lot Size:
Lot Size: **985x475x840**
County: **Beltrami**
Postal City: **Bemidji**
School Dist: **31 - Bemidji (218-333-3100)**
List Date: **10/30/2019**
Rcvd by MLS: **11/04/2019**

Tax Amount: **\$3**
Assess Bal: **\$0**
Tax w/ Assess: **\$0**
Assess Pend: **No**

Homestead: **No**
Plat Recorded: **Yes**

DOM: **1,326**
CDOM:/PDOM: **0/1326**

Directions: **West Highway 2, Right at Moberg Drive NW, left on Norris Court NW to property on right.**

General Information

Legal Desc: **See Attachment**
Section/Township/Range: **36/147/34**
Land Lease: **No**

Rnt License:

Fract Ownr: **No**
Comp/Dev/Sub:
Assoc Mgmt Comp:

Fire #:
Assoc Phone:

Insur Fee: **\$0**
Assoc Fee: **\$0**

Restr/Covenant: **Other Survey**

Land Inclusions: **Paved Streets**
Improvements: **Broadband Available, Electricity Available, Natural Gas Available, None Connected, Sewer Available,**

Utilities: **Water Available**
Road Frontage: **City, US Highway**
Zoning: **Business/Commercial**
Power Company: **Ottertail Power**
Topography: **Level**
Develop Status: **Raw Land**

Pasture Acres:
Wooded Acres:
Agric Wtr:

Builder Information

Builder Restrict: **Open** Bldr Assoc Mbr:

Remarks

Public: **5.13 acres zoned I-2 abutting Bemidji Regional Airport. City services available. Excellent location with fantastic possibilities! Lot Dimensions: 475x985x840.**

MLS #: **5586964** [TBD Norris Ct NW , Bemidji, MN 56601](#)