



16730 US-2

BAGLEY, MN 56621

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16730 US-2

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PROPERTY OVERVIEW

16730 US-2 in Bagley, Minnesota presents a highly visible commercial opportunity positioned along one of the area's most traveled corridors. Located just west of Bagley on the north side of Highway 2, this freestanding property offers approximately 10,205 square feet on 1.64 acres, providing strong exposure, convenient access, and flexibility for a wide range of commercial or service-based uses.

The property features expansive interior space and a functional layout designed to accommodate a variety of operational needs. A paved parking lot, excellent highway frontage, and easy accessibility enhance visibility and convenience for customers, employees, and visitors alike. Existing infrastructure and utilities support operational efficiency while allowing flexibility for future customization or repositioning.

Situated outside city limits, the property benefits from fewer restrictions while remaining close to Bagley and regional traffic along US Highway 2. The combination of size, location, and adaptability makes this property well suited for owner-users, investors, hospitality concepts, specialty businesses, or multi-use commercial opportunities.

With strong visibility, ample space, and flexible potential, 16730 US-2 offers a compelling opportunity for businesses seeking room to grow or investors looking for a well-positioned commercial asset in Northern Minnesota.



Property Summary

Address 16730 US-2, Bagley, MN 56621

Property Type Commercial / Multi-Use

Building Area 10,205 SF

Lot Size 1.64 Acres

Highway Frontage US Highway 2

Parking Paved On-Site Parking

Utilities Private Well & Septic



Property Features

HIGHLY VISIBLE COMMERCIAL LOCATION

FLEXIBLE MULTI-USE LAYOUT

STRONG HIGHWAY ACCESS

EXPANSIVE SITE WITH ROOM FOR OPERATIONS

VERSATILE OWNER-USER OR INVESTMENT OPPORTUNITY



Location Highlights

Positioned Along US Highway 2 with Strong Regional Visibility

Located Just West of Bagley with Easy Access to Surrounding Communities

Convenient Access to Regional Traffic Connecting Bemidji, Fosston, and Park Rapids

Located in Northern Minnesota's Established Commercial Corridor

Close Proximity to Local Businesses, Services, and Community Amenities



Potential Uses

RESTAURANT OR HOSPITALITY CONCEPT
EVENT CENTER OR GATHERING VENUE
PROFESSIONAL OFFICE OR ADMINISTRATIVE SPACE
CHILDCARE OR EDUCATIONAL FACILITY
RETAIL OR SPECIALTY BUSINESS
MEDICAL, WELLNESS, OR SERVICE-BASED USE
OWNER-USER OR MULTI-TENANT OPPORTUNITY
INVESTMENT OR REPOSITIONING OPPORTUNITY



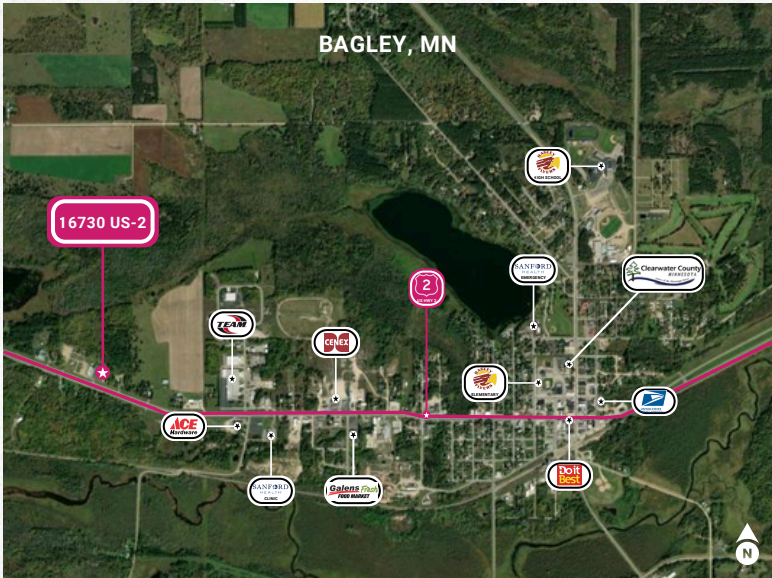




BAGLEY, MN

16730 US-2

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Regional Demographics

City	Distance	Population	Medium Household Income
Bagley	--	1,285	\$53,417
Bemidji	~25 miles	14,574	\$55,405
Fosston	~19 miles	1,500	\$52,500
Clearbrook	~12 miles	464	\$48,750
Park Rapids	~45 miles	4,270	\$44,747





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