



SPARKLING WATERS

824 PAUL BUNYAN DRIVE SE, BEMIDJI, MN 56601

SJ COMMERCIAL
ADVISORS

CONTACT US

SHEILA JOHNSON

CEO + Broker

(218) 556-9361

sheila@sjcommercialadvisors.com

sjcommercialadvisors.com



824 PAUL BUNYAN DRIVE SE

BEMIDJI, MN 56601



PROPERTY OVERVIEW

Sparkling Waters presents an exceptional opportunity to acquire a landmark commercial property in one of Bemidji's most sought-after locations. Positioned along Paul Bunyan Drive SE with outstanding visibility and beautiful views of Lake Bemidji, this 6,949-square-foot property combines a premier location with exceptional versatility. Situated on 1.129 acres, the building features a flexible layout that can accommodate a variety of commercial uses, making it well suited for restaurant, hospitality, retail, office, event, or redevelopment opportunities.

Designed to support a wide range of business operations, the property includes a commercial kitchen with walk-in cooler and freezer, spacious dining areas, private meeting space, office space, an outdoor patio, approximately 80 paved parking spaces, and city water and sewer utilities. Its adaptable floor plan, strong street presence, and proximity to Bemidji's retail, medical, and recreational amenities create a unique opportunity for an owner-user or investor seeking a well-positioned commercial asset with long-term potential.





Property Summary

Address	824 Paul Bunyan Drive SE, Bemidji, MN 56601
Property Type	Commercial Restaurant / Multi-Use
Building Area	6,949 SF
Lot Size	1.129 Acres
Zoning	Business / Commercial
Parking	Approximately 80 Paved Spaces
Utilities	City Water & Sewer
Year Built	1975
Renovated	1988 and 2008



Property Features

PREMIER COMMERCIAL LOCATION WITH EXCELLENT VISIBILITY

SCENIC VIEWS OF LAKE BEMIDJI

FLEXIBLE 6,949 SF FLOOR PLAN

COMMERCIAL KITCHEN, PRIVATE MEETING SPACE & OUTDOOR PATIO

APPROXIMATELY 80 PAVED PARKING SPACES

OWNER-USER, INVESTMENT OR REDEVELOPMENT OPPORTUNITY



Location Highlights

MINUTES FROM DOWNTOWN BEMIDJI

SURROUNDED BY RETAIL, MEDICAL & PROFESSIONAL SERVICES

CONVENIENT ACCESS TO US HIGHWAY 2 & MAJOR TRAFFIC ROUTES

LOCATED IN AN ESTABLISHED COMMERCIAL DISTRICT

CLOSE TO BEMIDJI STATE UNIVERSITY, SANFORD CENTER & LAKE BEMIDJI



Potential Uses

RESTAURANT OR HOSPITALITY CONCEPT
EVENT CENTER OR GATHERING VENUE
RETAIL OR SPECIALTY COMMERCIAL
PROFESSIONAL OFFICE OR SERVICE BUSINESS
MEDICAL OR WELLNESS FACILITY
ENTERTAINMENT OR COMMUNITY VENUE
OWNER-USER OPPORTUNITY
INVESTMENT OR REDEVELOPMENT OPPORTUNITY











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