



1435 ANNE ST NW
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

1435 Anne Street NW presents a well-positioned commercial opportunity in one of Bemidji's active business and healthcare areas. Located near Sanford Health in a high-traffic corridor, the property benefits from strong visibility, convenient access, and proximity to medical services, professional offices, established businesses, and major roadways.

Situated on approximately 1.03 acres, the property is currently configured for professional use with a versatile layout that can accommodate a range of commercial operations. The existing space provides flexibility for an owner-user, investor, or business looking to establish or expand its presence in the Bemidji market.

With convenient access to Paul Bunyan Drive NW and Highway 2, along with its proximity to one of the area's major healthcare and employment centers, 1435 Anne Street NW offers a strong combination of location, accessibility, and long-term commercial potential.



Property Summary

Address	1435 Anne St NW, Bemidji, MN 56601
Property Type	Commercial Office / Professional Services
Building Area	3,128 SF
Lot Size	1.03 Acres
Zoning	B1 Low-Density Commercial
Parking	Approximately 20 Spaces
Utilities	City Water & Sewer
Year Built	1977
Garage	1,040 SF Detached Garage



Property Features

VERSATILE 3,128 SF COMMERCIAL BUILDING

FUNCTIONAL TWO-LEVEL PROFESSIONAL OFFICE LAYOUT

MULTIPLE PRIVATE OFFICES, RECEPTION & FLEXIBLE WORK AREAS

1,040 SF DETACHED GARAGE FOR ADDITIONAL STORAGE OR OPERATIONS

AMPLE ON-SITE PARKING FOR STAFF & VISITORS

FLEXIBLE OWNER-USER OR INVESTMENT OPPORTUNITY



Location Highlights

LOCATED NEAR SANFORD HEALTH & SURROUNDING MEDICAL SERVICES

POSITIONED WITHIN A HIGH-TRAFFIC COMMERCIAL & PROFESSIONAL CORRIDOR

CONVENIENT ACCESS TO PAUL BUNYAN DRIVE NW & HIGHWAY 2

SURROUNDED BY ESTABLISHED BUSINESSES, PROFESSIONAL OFFICES & SERVICES

MINUTES FROM DOWNTOWN BEMIDJI & MAJOR AREA AMENITIES



Potential Uses

PROFESSIONAL OFFICE
MEDICAL OR HEALTHCARE OFFICE
LEGAL, FINANCIAL OR BUSINESS SERVICES
THERAPY OR COUNSELING PRACTICE
WELLNESS OR PERSONAL SERVICES
NONPROFIT OR ORGANIZATIONAL OFFICE
OWNER-USER COMMERCIAL SPACE
INVESTMENT PROPERTY







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