

FOR SALE

FORMER FACILITY OF MIDWAY GARDEN & LANDSCAPE CO.

Prime commercial property now available.

Offered as one or two parcels.



Situation:

Increasing business competition along with the current recession have forced closure and sell off of assets.

Property: (see aerial photo and plat sketch)

- Address is 3501 Laurel Drive NW
- In Bemidji city limits. Beltrami County parcel #R80.05528.00
- Zoning is B2 (General Business).
- 207' of valuable Laurel Drive asphalt frontage and about 2.18 acres (county GIS shows 95,077 square feet).
- Property extends from Laurel through to Bardwell Drive to rear.
- Generally level land has been used for nursery purposes and plant display area. Greenhouses have now been sold off except for the larger unit still attached to retail building (will be removed). Both parcel #1 and parcel #2 structures are very adaptable to other business alternatives.
- City sewer and water have just been installed off Laurel Drive into the retail building, which was previously served by well and septic. Current city assessment balance is \$10,853 which can be amortized over time with real estate taxes or paid off if preferred.
- Real estate taxes are \$10,486 in 2010 including \$2,749.33 in specials.
- The total parcel can readily be split into two, one plus acre lots if desired (see plat sketch). **Offered for sale with either one or two parcels as indicated.** Other division possibilities subject to negotiation. Lot split requires approval by local zoning authority. See second page for specific parcel information and pricing.

Parcel 1 (Laurel Drive parcel with current retail building):

- Appealing “up north” structure built in 1987 by doctor as eye clinic.
- Real log construction (Northwood Log Homes of Laporte) with wood shake roof and pine interior, crawlspace under log portion.
- Building is 30’2” wide by 38’2” long ($\pm 1,150'$). Now used for retail garden sales. Very adaptable to other business applications.
- Equipped with forced air electric heat (on off-peak) and fuel oil backup. Central air system.
- Attached rear addition (1994) is conventional wood frame construction with split log siding to match the log look. Asphalt shingles. Layout has rear entrance and two offices. 20' x 22' (440' total). Addition has in floor, off-peak electric heat cables.
- Good sized asphalt parking area. Attached greenhouse to be removed.
- Attractive perimeter landscaping with other trees and rock water garden by entrance.
- Formerly used well is 4” submersible to north of building ($\pm 100'$ deep)
- Offered as a square shaped parcel containing approximately 1.03 acres of land with depth of about 216’.
- This versatile building enjoys excellent expansion possibilities on both sides and to its rear.
- Perfect for professional offices, small retail use, or ?
- Parcel 1 has very high traffic visibility off US #71 North in Bemidji’s primary retail/medical area. Close to Wal-Mart, Target, Paul Bunyan Mall, Paul Bunyan Telephone, MeritCare Clinic’s multiple sites, and North Country Regional Hospital. In addition to these surrounding big names, lots of lesser retail and residential (apts, etc.) are in the vicinity. New bowling alley several doors south will bring increasing business traffic.

Parcel 2 (Storage and service property off Bardwell Drive):

- 100’ frontage on Bardwell Drive (gravel) by over 400’ average depth (see plat sketch). Approximately 1.15 acres of nice level land.

- Structure built in 1994 for storage of landscaping equipment and vehicles.
- Construction details: 40' x 72' building (2,880') easily expandable. 14' sidewall height, wood frame construction, 4" concrete slab floor, metal exterior, and two 10' insulated overhead doors and walk door. Not insulated, no bathrooms. East end divided into offices.
- Second outside well used for summer nursery operations and piped into building. Well is high capacity 6" submersible (± 100' deep) east of building. No septic system – city sewer and water available off Bardwell Drive.
- Storage building was originally equipped with under floor electric heat cables on off-peak which has never been used.
- Surrounded by numerous service and storage businesses.
- Ideal for service businesses or light industry that values the convenience and proximity to town, but public visibility is not a major concern.

Asking Price:

Parcel 1	\$267,500 with 1.03 acres as shown
Parcel 2	\$165,000 with 1.15 acres as shown
Both parcels	\$410,000 with 2.18 acres

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