

Bemidji Redi Mix property description

Property Description

The Former BRM- Bemidji Redi Mix plant

Property Located at 4011 Bemidji ave North. On the Corner of Bemidji ave North (which becomes Beltrami county # 21) (AKA old hwy # 71) and Anne st NW on the North end of Bemidji

Parcel # 80.06671.00

Well appointed ***HIGH TRAFFIC LOCATION*** Commercial property within the city limits of Bemidji MN!

Prime highway and street frontage on the corner of Anne st and Old # 71.

Complete with large industrial shop, attention getting “A” list Headquarters/ Office building, paved lot, easy access and acres of valuable space to grow and operate on.

Lets start with the shop, built approx 1980, the shop floor has a total square ftg of approx 5234', then in addition on the West end of the shop there are 3 concrete block tunnels with access to the inside of the shop. These tunnels were used as a concrete block kiln. These tunnels are individually heated with furnaces used to supply heat and humidity to cure the block. The heat used was in the 100 degree Fahrenheit range. It might be an easy thing to modify these furnaces to heat the tunnels for a working environment, you be the judge. The tunnels, three in number, measure approx 71' long and approx 13' wide each, they have lights extending throughout their length, ceiling height apprx 9'. At approx 2800 sq ft in total, they would make excellent storage spaces or linear work stations. So with the kiln attached, the shop becomes about 7000 sq ft overall. The shop is listed as pole construction, it is sheeted with steel inside and out, fully insulated and heated with a forced air overhead gas furnace. It has 3- 14' roll up doors, 4 service doors and one drive thru bay with doors on each end. Eaves are at 16'. Currently the shop is wired for 120/240v 3 phase with a 400 amp service. However Ottertail power can upgrade that amperage to your needs at no charge providing that you are going to actually make use of it.

This has city water and sewer. Before it was annexed into city limits they were running their own well. By the time they were annexed they were no longer running block and their water usage was not nearly as high, so a 1” line was run from the city main to the shop and headquarters. It is currently metered for about

30 GPM however a 50 GPM meter could be installed, Make sure to check with the city directly if you have questions in any of these matters. There is currently a handshake agreement with Knife river about sharing this water usage, at present Knife river gets the water for its test facility from the redi mix plant. The new owner would have the option of continuing this agreement.

As for the beautiful sign that Knife River has on the access coming in from Anne st, that is also part of an informal agreement, and The new owner would have the option of continuing this agreement.

The lot size is variously measured at 3.86 acres, 3.78 acres and 3.54 acres...hmmm you say, waaaiittt... there are some recording updates needed due to small slivers of land being sold and the re monumenting of the area during a recent survey update. An accurate Legal description has been commissioned and we will have it by sale day.

The front of the lot is paved and is well situated to business because of location, it sits at the corner of Anne st and old #71 on the North end of Bemidji. This is a high traffic area, nearby neighbors include Knife river materials, Slims Bar and Grill, Peterson sheet metal, Hills Plumbing and heating etc. The property is zoned B1 low density commercial, the same as Knife River next door. As the property has been annexed into city limits some years back, you would want to do your due diligence with the greater Bemidji area joint planning board. Their number is (218) 759-3579 the one to speak with is Jamon, and make sure to go to their website <https://www.jpbgba.org/> they have a matrix on there that will help you get an idea of acceptable uses for the property. And as always in the city, a new use will require application for a conditional use permit or an interim permit, again check with them until you thoroughly understand the process and any limitations.

As for county Hwy and city street load ratings and possible transportation rules, I have been informed by the Beltrami county Hwy dept that both roads are rated at 10 ton per axle. And currently Anne st has no road restriction in effect and Beltrami county # 21 is only down to 9 tons per axle. But don't take my word for it. I will leave that to you the buyer to make sure that the roads will work for your business idea, again due diligence cannot be overstated.

The Office headquarters building at the front of the lot is magnificent. It resembles a prestigious brick sided ranch style home. It is approx 2600 sq ft. It is very well landscaped and accompanied by parking areas for staff and customers on all four sides. The interior features vaulted ceilings, extensive brick and stone work, solid oak doors and valences, quality and pride throughout. The expansive glass panes in the showroom area let in enough sunlight to brighten the smile on anybody's face. It makes the work environment a bright and positive place to be. A small part of the head quarters started its day back in the early 1960's. A

spacious storage area with a garage door for access is all that remains of the past, in the early 80's the Headquarters office was constructed with all the best in materials and accouterments. There are 3 access doors to the outside for staff and clients, one bathroom, at least 4 offices and one or two reception areas and the garage storage and and basement level storage area and enclosed utility room.

Why am I giving approximate numbers here? Well, one of the offices sits at a different entrance than the main showroom area and could be used as a reception desk as well. It would be easy to run two separate businesses out of here. The grandest office of them all takes up the entire rear of the building, but if more offices are needed, that office was designed to easily be split right down the middle! That's right, a separate doorway is installed and framed in and just hidden behind the sheet rock. Separate lighting, switches and power for this optional office are also wired in and installed and ready to go. And if you really need it, the area at the bottom of the stairs would suffice as a small office as well. So you see 6 offices are really possible and you would still have the front reception and showroom area. The Office building is served with city water and sewer, 120/240v single phase 200 amp service with an additional 100 amp off peak service.

The Property features many areas behind the shop and off to the sides of the lot which are great to store vehicles and equipment.

As for road access and easements, shared roads etc, well it's easier to describe in person and I encourage you to call me and we'll meet out there and go through it all.

In brief however, the property has direct access from Anne street and from old # 71. It also shares the road that runs between it and Knife river headquarters across the gravel road.

Knife river has a testing facility next to the block plant and basically it appears that all buildings are on the same property, but that is not the case, they are separate, the road through the parking lot from the test facility over to Knife river headquarters is owned by Knife river but the Redi Mix property has a recorded easement to use it. The gravel road coming from the access on Anne st and continuing North is solely owned by the Redi Mix property and there is no recorded easement for Knife river to use it. They have been using it with the permission of the Redi Mix property. This road makes the curve at the North end of the Redi Mix property it becomes the property of Knife River and in places it shares ownership with the redi mix plant. In the space between the Block Plant and the Test facility there is a road between them going through to the rear of the property that is solely owned by the redi mix plant and Knife river has been using it with permission. Knife river however does own a small area for parking in front of the double doors on the South end of their test facility. Knife river and the Redi

mix plant have been good neighbors to each other over the years and maybe that required a little understanding on both parts, but I'm sure both have benefited mightily by working with each other a little, just something to keep in mind.

Due to possible errors in mapping apps, and a legal description that at present might not accurately reflect the property, I would not count on aerial maps, plat maps, surveys, or current legal descriptions to be completely accurate. You might use those references as a rough guide. My opinion is that the measurement and boundary lines, if off, probably only deviate slightly from what is shown, that will be up to the buyer to judge. As stated previously we are having the Legal description updated. We have old surveys that are probably not accurate either. I'm told new survey monuments were installed sometime in the recent past which may have moved property lines from their believed previous locations.

The sellers will not be having a new survey done. If the potential buyers would like a survey, they should call a surveyor immediately in order to get one in time, however the cost of the survey will be the responsibility of the buyer. The same would hold true for any inspections that the buyer might want. Just call me and I will make sure you have access for the inspections.

The Property will sell as/is with no contingencies or conditions and by legal description only. Do not rely on any conceived notions of property boundaries.

Everything that I have stated here, I have gathered by conversations with the seller of the Bemidji Redi Mix property, and research and conversations I have had with Bemidji Planning and Zoning, Beltrami county assessors office and their recorders office and GIS mapping, Ottertail Power, Bemidji Septic and water, Bemidji public works, Beltrami county hwy dept, surveys, previous legal descriptions, my own observance and measurements and many more sources. I have tried to be accurate, but I guarantee that somewhere I might have missed something, understood something wrong, didn't ask the right question or otherwise made a mistake.

So use this information for what it's worth, but don't count on it as your sole source of information. You are expected to do your own due diligence.

Make sure to read the terms and conditions for this sale. It will be up on my web maineventauctions@yahoo.com very soon and it will be read in public on sale day and available in printed format at an information box on the property and at the sale.