



MLS 6437695 Commercial Sale

\$795,000

Description:

Here's your chance to own a local landmark. Located on 41 acres just over 2 miles SE of the city limits of Bemidji, AAZZEES AUTO SALVAGE has been serving the local community and beyond since the late 70's with car parts, used cars, repairable, mechanic and body work, towing...all things automotive related. Located on the property are two residences, four heated shops (two of which have a pair of car hoists in each), the office building and several warehouses for cold storage of parts and equipment. Included in sale price are the land, buildings, parts inventory, tools, and equipment, two payloaders, and a bobcat. Not included in the price are resale cars and salvage vehicles, which fluctuate daily and can be negotiated separately. As an added bonus, there's great deer hunting out back! Land and buildings only are offered on MLS# 6485772
Selling agent is the owner.

Additional Details:

Year Built	1991
Lot Acres	41.03
Lot Dimensions	approx 1320' x 1320'
Garage Stalls	6
School District	31
Taxes	\$4,156
Taxes with Assessments	\$4,156
Tax Year	2023

Additional Features:

Fuel: Natural Gas, Propane **Heat:** Forced Air

Driving Directions:

Heading SE on Paul Bunyan Drive, take a left on Roosevelt Rd SE and go about 4 miles to Sunnyside Rd SE. Turn right on Sunnyside and go south about 5/8 mile. Property is on the left.



Listed By:
Headwaters Realty Services

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Call Affinity Real Estate

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Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



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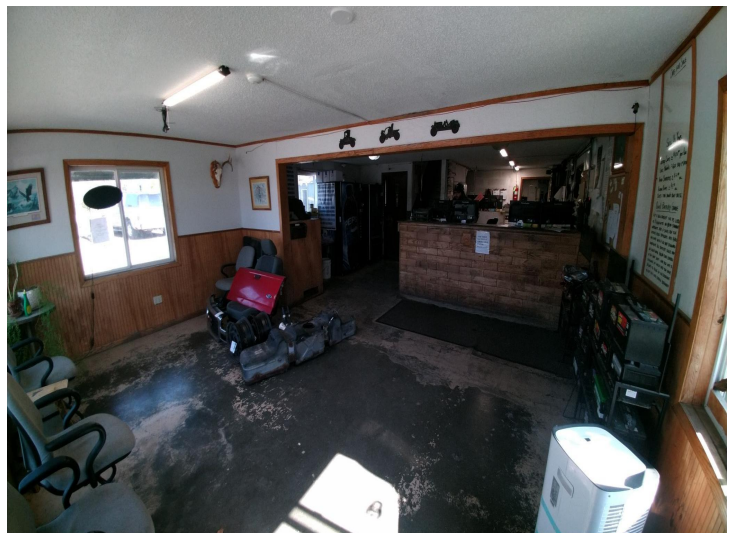
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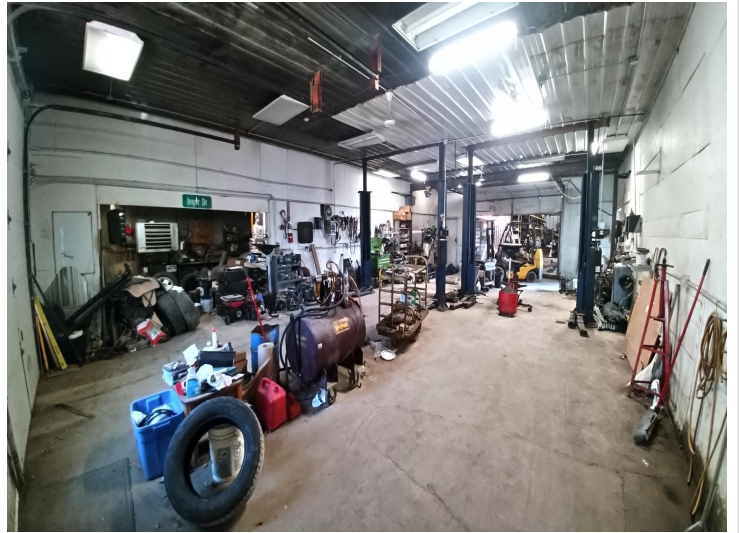
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AAZZEES OVERHEAD
Jay Dauner
16.012 Date: 9/29/2023
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Beltrami
County
Minnesota



AAZZEES OVERHEAD closeup
Jay Dauner
13.006 Date: 9/29/2023
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Beltrami
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