



MLS 6639900 Commercial

**\$674,000**

29347 US 2  
Bemidji MN 56601

Status: Active

**Description:**

**For Sale: Wittner Auto Body – Your Turnkey Opportunity in a Prime Location!**

This efficient and meticulously maintained 6,000-square-foot heated building is fully equipped and ready for business. Wittner Auto Body has been thoughtfully designed for success, offering top-tier equipment and a spacious layout to meet all your auto body repair and refinishing needs.

Step inside and discover a state-of-the-art paint booth: a 30-foot accelerated airflow drive-through with bake-on downdraft technology that ensures professional-grade results. The shop is also equipped with a (approx.) 5-year-old Chassis Liner Frame Rack and a (approx) 5-year-old hoist, making it ready for heavy-duty repairs. The facility features a Perfect Air Compressor system as well as many other tools to get the job done.


Situated on a sprawling 1.5-acre lot, the property is fully enclosed by a chain-link fence with a secure gate, providing both ample space and security. The building's exterior has been upgraded with durable steel siding and a steel roof, while LED lighting throughout ensures excellent visibility and energy efficiency.

Inside, the inviting front office and reception area create a welcoming first impression for customers. The main floor also boasts a functional break room/conference room and an updated bathroom for convenience. Upstairs, you'll find a beautifully finished office space with plush carpet, tongue-and-groove walls, and additional parts storage.

The property's prime location on US Highway 2, between Cass Lake and Bemidji, guarantees excellent visibility and access, with a daily traffic count of 7,700+ cars per day (2022 MNDot count). This high-demand area offers significant growth potential, as many area auto body shops are currently overwhelmed with business.

With three overhead doors with openers, plenty of on-hand inventory, and a history of thoughtful upgrades, including added insulation, this property is ready for a new owner to step in and thrive.

Don't miss this opportunity to own a thriving auto body shop in a strategic location. Schedule your showing today and take the next step in starting or expanding your business!

	
Listed By:	Headwater Realty Services LLC
Listing Office:	Headwater Realty Services LLC
Listing Agent:	Headwater Realty Services LLC
Listing Agent Phone:	Headwater Realty Services LLC
Listing Agent Email:	Headwater Realty Services LLC
School District:	115
Taxes:	\$6,568
Taxes with Assessments:	\$6,568
Tax Year:	2023



**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



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



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377

**Affinity**  
REAL ESTATE INC

**\$674,000**  
MLS 6639900 Commercial  
29347 US 2  
Bemidji MN 56601



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377

**Affinity**  
REAL ESTATE INC

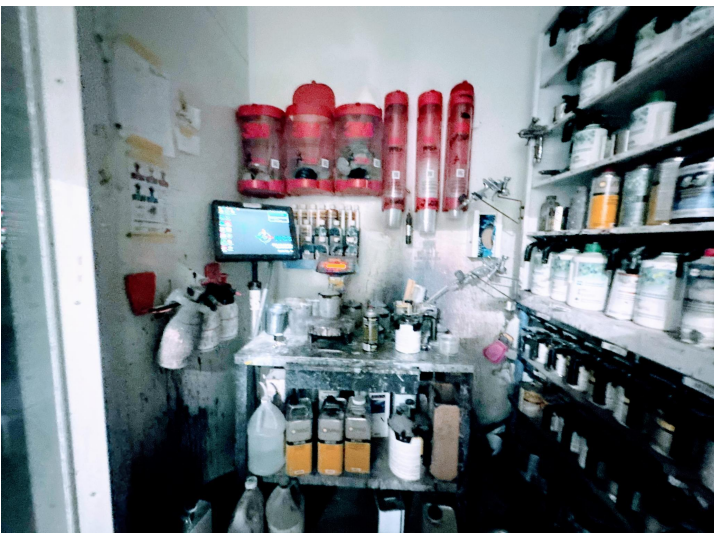
**\$674,000**  
MLS 6639900 Commercial  
29347 US 2  
Bemidji MN 56601



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377



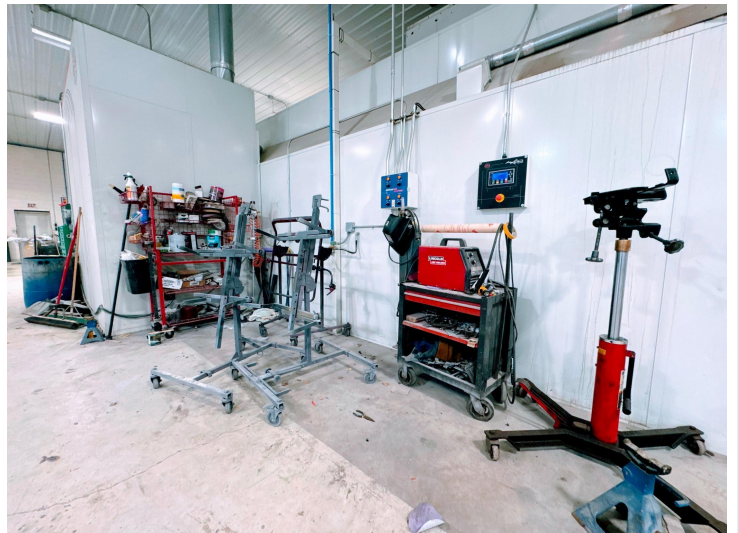
**\$674,000**  
 MLS 6639900 Commercial  
 29347 US 2  
 Bemidji MN 56601



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377

**Affinity**  
REAL ESTATE INC

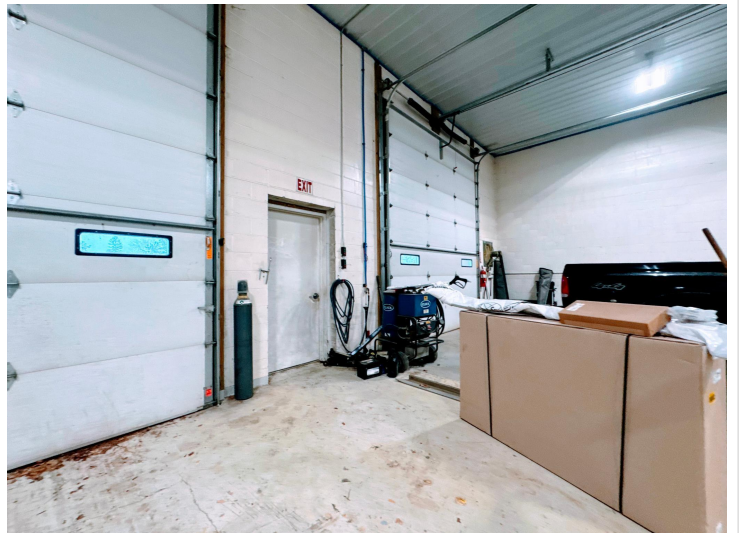
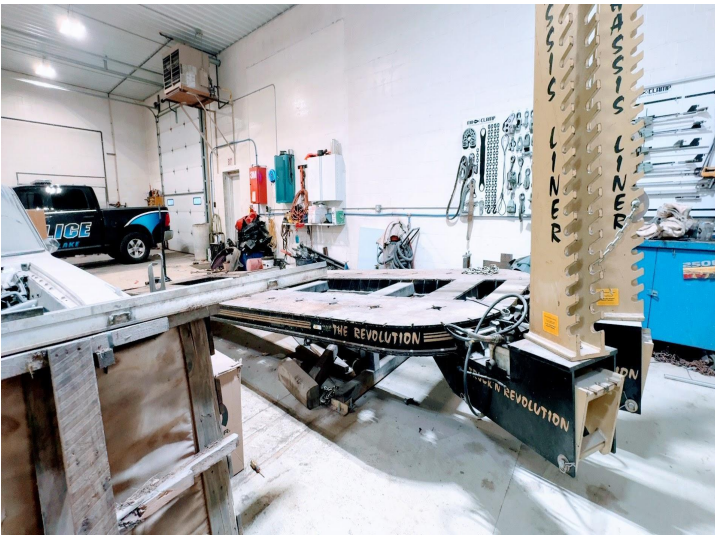
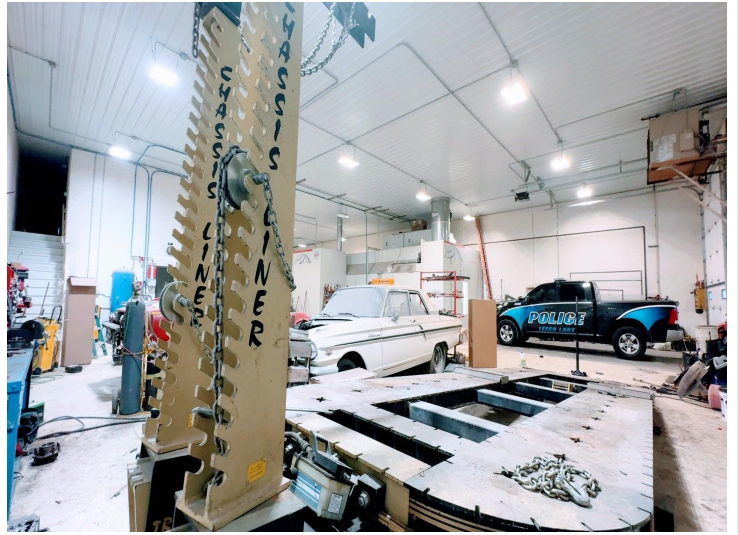
**\$674,000**  
MLS 6639900 Commercial  
29347 US 2  
Bemidji MN 56601



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377

**Affinity**  
REAL ESTATE INC

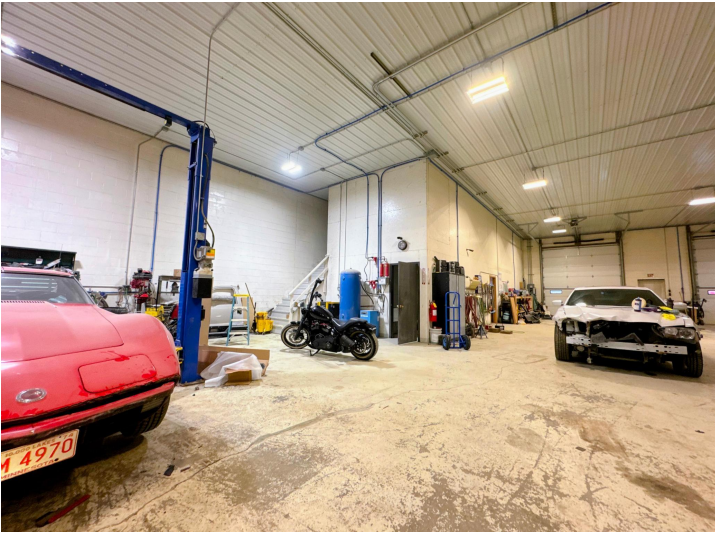
**\$674,000**  
MLS 6639900 Commercial  
29347 US 2  
Bemidji MN 56601



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377

**Affinity**  
REAL ESTATE INC

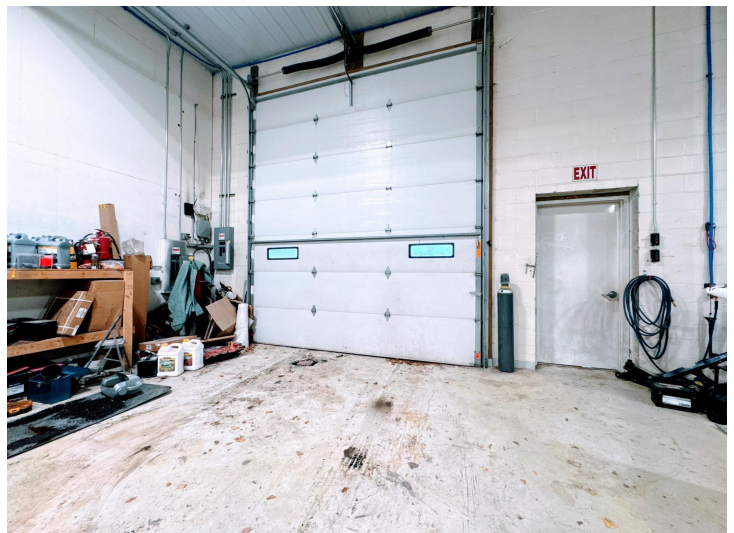
**\$674,000**  
MLS 6639900 Commercial  
29347 US 2  
Bemidji MN 56601



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377



**\$674,000**  
 MLS 6639900 Commercial  
 29347 US 2  
 Bemidji MN 56601



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377



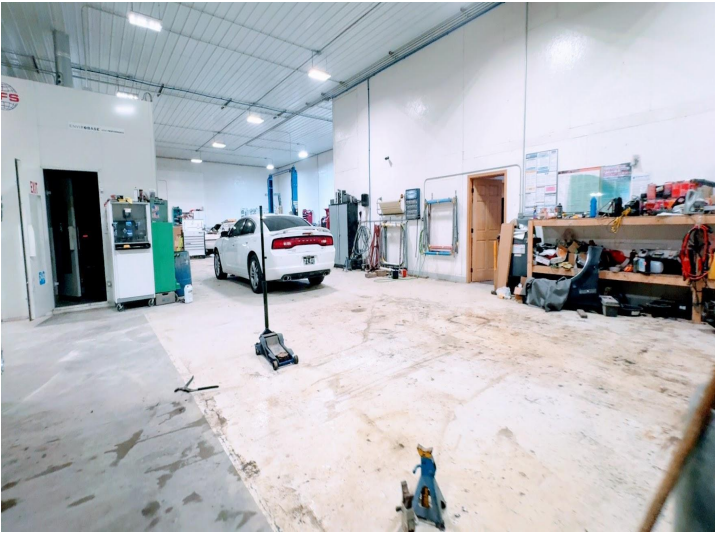
**\$674,000**  
 MLS 6639900 Commercial  
 29347 US 2  
 Bemidji MN 56601



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377

**Affinity**  
REAL ESTATE INC

**\$674,000**  
MLS 6639900 Commercial  
29347 US 2  
Bemidji MN 56601



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377



**\$674,000**  
MLS 6639900 Commercial  
29347 US 2  
Bemidji MN 56601