

MLS 6746599 Commercial

$2,200,000

102 Water Plant Drive
Bagley MN 56621

Status: Active

Description:

Profitable, proven business with solid provable financials. Long standing clientele and business contacts that have been established over many years of doing business in the area. North Country Overhead Door has earned a reputation for solid business practices providing top notch installation and service of garage doors of all sizes, both residential and commercial. They have contracts with several major business like Menards and Home Depot, as well as many of the schools in the area and residential and commercial contractors. They have existing contract for work to be done well into early Winter. Current employees would like to continue to work for this company as does the Office Manager. Sale includes all inventory, trucks, trailers both open and covered, equipment used for installations, business name and contact numbers of past and present customers as well as service contracts now in effect. Seller will sign a non-compete agreement with the Buyer. Financials will be provided to prospective Buyers with a signed Confidentiality Agreement. There is an area Lender that would be happy to provide loan information to prospective Buyers. There are three 8' x 12' Billboards established in the area that will also remain as part of the the sale.

Additional Details:

Year Built	2000
Lot Acres	0.174
Lot Dimensions	100x152.25
Taxes	$668
Taxes with Assessments	$1,128
Tax Year	2025

Additional Features:

Fuel: Natural Gas **Heat:** Forced Air **Sewer:** Septic System Compliant - Yes **Water:** City Water/Connected

Driving Directions:

Highway 2 to Bagley; take Main Ave South to left on Water Plant Drive. Go 3 blocks to property on right.

Broker Reciprocity

Listed By:
Edina Realty, Inc.

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.

Call Affinity Real Estate

218-237-3333

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

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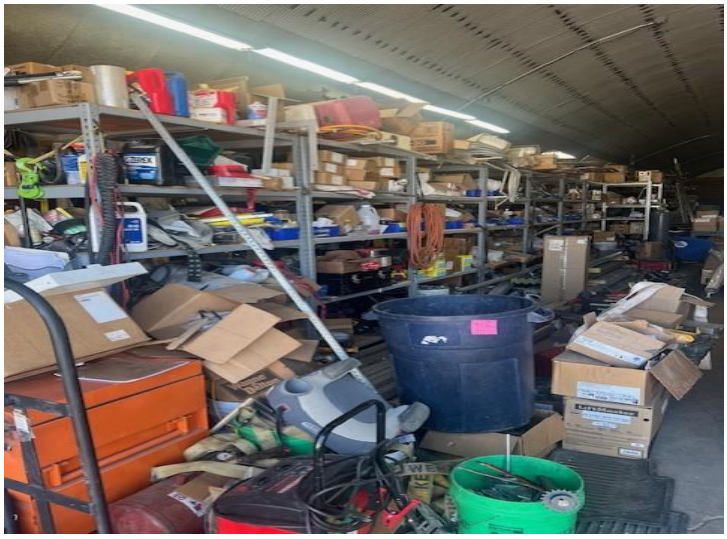



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