



MLS 7066754 Commercial

\$250,000

102 Main Street
Bluffton MN 56518

Status: Active

Description:

Commercial Building & Land | Bluffton | U.S. Hwy 10 Visibility

Well-established commercial property with high-visibility frontage on U.S. Hwy 10 in the city of Bluffton. The main building measures 54x76 with an additional office and bay area with 4700+ total sq. ft. — fully insulated with propane and electric heat plus air conditioning. Six overhead doors access five bay areas, and the building is equipped with a 14x26 spray booth featuring 3-phase power and LED lighting, a chemical separator for commercial water, and a dedicated bathroom. Included in the sale: a 14,000-lb four-post lift, overhead hoist system with electric winch, forklift, large propane tank, and two commercial air compressors. Long-running body shop operation with a proven track record — adaptable to a wide range of commercial shop or service business uses. Only 5 miles from Wadena and 8 miles from New York Mills. (Interior of building was washed prior to photos which created the wet spots.)

Additional Details:

Year Built	1983
Lot Acres	0.35
Lot Dimensions	83x178
Garage Stalls	6
School District	2155
Taxes	\$1,204
Taxes with Assessments	\$1,544
Tax Year	2026

Additional Features:

Basement: None **Fuel:** Electric, Propane **Garage:** 6 **Heat:** Baseboard, Forced Air **Sewer:** City Sewer/Connected **Water:** Drilled, Private, Well **Air Conditioning:** Central Air

Driving Directions:

From Wadena go west on U.S. 10 for 5 miles, turn right on 2nd st, turn left on main st to the property.



Listed By:
Counselor Realty Detroit Lakes

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

info@affinityrealestate.com



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



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377

Affinity
REAL ESTATE INC

\$250,000
MLS 7066754 Commercial
102 Main Street
Bluffton MN 56518



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



\$250,000
MLS 7066754 Commercial
102 Main Street
Bluffton MN 56518



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377

Affinity
REAL ESTATE INC

\$250,000
MLS 7066754 Commercial
102 Main Street
Bluffton MN 56518



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

Affinity
REAL ESTATE INC

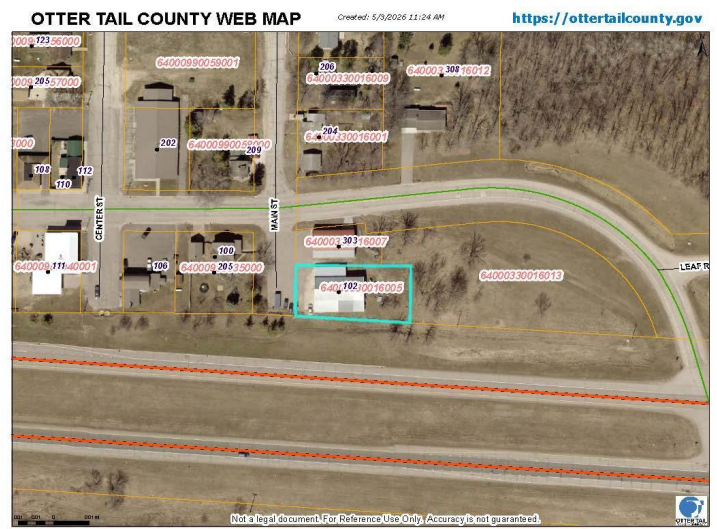
\$250,000
MLS 7066754 Commercial
102 Main Street
Bluffton MN 56518



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377

Affinity
REAL ESTATE INC

\$250,000
MLS 7066754 Commercial
102 Main Street
Bluffton MN 56518



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$250,000
 MLS 7066754 Commercial
 102 Main Street
 Bluffton MN 56518