

MLS 7155151 Commercial

$450,000

305 Bach Avenue
New York Mills MN 56567

Status: Active

Description:

Prime Hwy 10 Corridor Commercial Opportunity! Located in a strategic position between Fargo and the Twin Cities, this 5,040 sq. ft. commercial building offers the space, power, and accessibility needed to support a growing business. Designed for warehouse, manufacturing, distribution, or a variety of commercial uses, the property features an 800-amp electrical service, two private offices, separate men's and women's bathrooms, and a mezzanine providing valuable additional storage. A convenient loading dock accommodates semi-truck or cargo-trailer shipping and receiving. Whether you're launching a new business, expanding an established operation, or looking for a central hub to improve your distribution and efficiency, this property provides the location, infrastructure, and flexibility to help your business succeed.

Additional Details:

Year Built	1999
Lot Acres	0.486
Lot Dimensions	100x212
Garage Stalls	1
Taxes	$2,940
Taxes with Assessments	$2,940
Tax Year	2026

Additional Features:

Basement: None **Fuel:** Natural Gas **Garage:** 1 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected

Driving Directions:

305 Bach Ave, North side of HWY 10 next to Mid State Auto Auction

Broker Reciprocity

Listed By:
New Horizons Realty Of Perham

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
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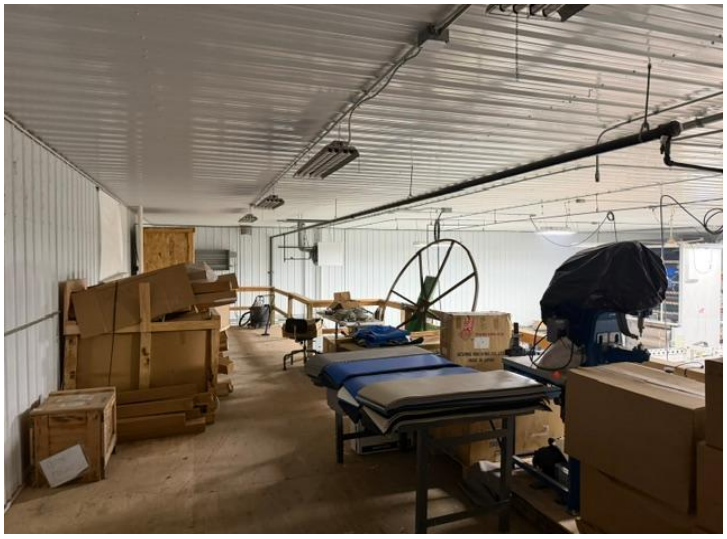


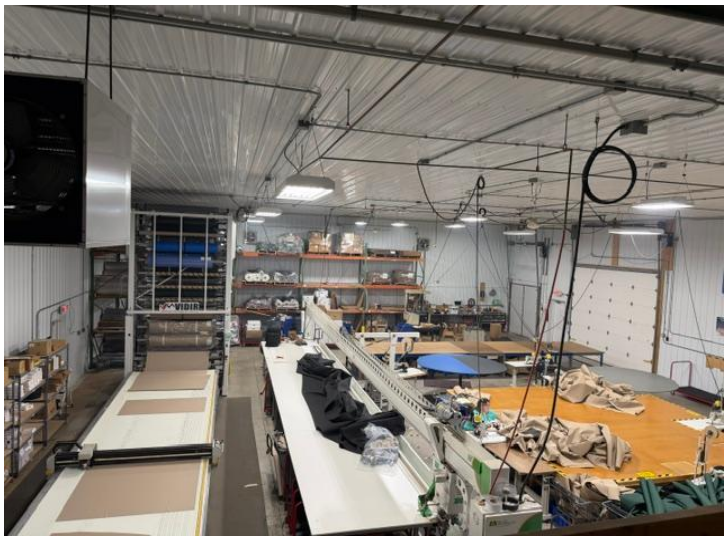


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