



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 Price:	\$674,000
Lot Area:	1.54
Lot Dimensions:	34.25 x 106.10
Local Area 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.	
School District	115



**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



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

Taxes \$6,568

Taxes with Assessments \$6,568

Tax Year 2023