



MLS 6746599 Commercial

**\$2,300,000**

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 |
| School District        | 162        |
| 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.



Listed By:  
Edina Realty, Inc.

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