

MLS 7013704 Commercial

$674,000

29347 US 2
Bemidji MN 56601

Current Use:
Automobile Service

Status: Active

Additional Details:

Year Built	2000
Garage Stalls	10
Lot Acres	1.54
Lot Dimensions	344x200
School District	115
County	Hubbard
Taxes	$6,568
Taxes with Assessments	$6,568
Tax Year	2024

Additional Features:

Basement: None -- Fuel: Propane -- Heat: Forced Air -- Sewer: Private Sewer -- Water: Well

Driving Directions:

Take highway 2 from Bemidji to property on Right.
Or
Take Highway 2 from Cass Lake towards Bemidji and property is on the left

Broker Reciprocity

Listed By:
Headwaters Realty Services LLC

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Property Description:

Turnkey Opportunity in a Prime Location!This efficient and meticulously maintained 6,000-square-foot heated building is fully equipped and ready for business. This Auto Body Business 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!

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