



MLS 7049524 Commercial

**\$450,000**

305 Bach Avenue  
New York Mills MN 56567

Status: Active

**Description:**

Position your business for success with this versatile 5,040-square-foot commercial industrial building located in a high-visibility area along Highway 10 in New York Mills, Minnesota. This well-maintained property offers excellent exposure and easy access, making it ideal for a variety of business operations.

The building features two spacious offices, a functional kitchen area, and two bathrooms, providing a comfortable and practical workspace for staff and clients. An upstairs mezzanine adds valuable additional storage or workspace, maximizing the building's usability.

Designed with efficiency in mind, the property includes a convenient loading dock and two 12-foot garage doors, allowing for seamless shipping, receiving, and equipment access.

Whether you're expanding your current operation or launching a new venture, this property offers the flexibility, visibility, and infrastructure to support your business needs.

Don't miss this opportunity to secure a prime commercial space in a growing area with strong Highway 10 exposure.

**Additional Details:**

|                        |         |
|------------------------|---------|
| Year Built             | 1999    |
| Lot Acres              | 0.486   |
| Lot Dimensions         | 100x212 |
| Garage Stalls          | 2       |
| School District        | 1962    |
| Taxes                  | \$3,068 |
| Taxes with Assessments | \$3,068 |
| Tax Year               | 2025    |

**Additional Features:**

**Fuel:** Array **Heat:** Forced Air



Listed By:  
Centennial Realty

From the highway, Exit into New York Mills take a left onto North Bach Avenue, then turn right into property. Sign at property.  
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