



MLS 7115660 Commercial

\$450,000

308 2nd Avenue
Bertha MN 56437

Status: Active

Description:

If you've been looking for the space to grow your operation or the opportunity to take over an established mechanic business, this property deserves a closer look. Offered at \$450,000, the sale includes the real estate, operating business, equipment, inventory, business name, goodwill, and other included business assets. Located in Bertha, the property offers an impressive 15,267 square feet on 1.04 acres. Approximately 600 square feet is set up for customer reception, office space, and a restroom. The remaining approximately 14,667 square feet provides a massive mechanic shop and warehouse area with room for multiple vehicles, workstations, parts, equipment, and storage. Four overhead doors provide convenient vehicle access throughout the building, and four vehicle lifts are included in the sale. Varying ceiling heights allow the building to accommodate different types of work and equipment. The property also includes city water and sewer, on-site parking, and plenty of room for customers and vehicles to move around the lot. A great deal of work has been put into the property during the current owner's ownership. Seller-reported improvements include replacement of the electrical throughout the building, new exterior steel siding, steel roofing, and interior liner steel. The mechanic business is currently operating and reported by the seller to be profitable. This is an opportunity to step into an established operation with a substantial building, existing equipment, and room to work and grow—all included at one asking price. A detailed equipment and inventory list is being prepared and will be available to qualified prospective buyers. Continued or alternative uses are subject to applicable zoning and governmental approval.

Additional Details:

Year Built	1976
Lot Acres	1.04
Lot Dimensions	1.04
Garage Stalls	4
Taxes	\$3,392
Taxes with Assessments	\$3,392
Tax Year	2026

Additional Features:

Fuel: Electric, Oil, Propane **Heat:** Forced Air

Driving Directions:

From US Hwy 71 and Main Street W in Bertha, drive east on Main Street W for approximately 1 block. Turn north on approximately 2 blocks to sign on east side of Main Street W.



Listed By:
Albers Realty

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