



PREMIER
COMMERCIAL
PROPERTIES



Business for Sale

7701 Hwy 65 NE, Spring Lake Park, MN 55432

PROPERTY DETAILS

- ◇ Successful Speedway flagged business for sale and property lease
- ◇ Signalized intersection at Hwy 65 (Central Ave) and Osborne Road
- ◇ 37,000 vehicles per day
- ◇ Impressive numbers for outside & inside sales; call for details
- ◇ Property taxes \$16,787.86 (2019)



BUSINESS/BUILDING DETAILS

SALE PRICE: \$400,000 INCLUDES ALL FF&I
(INVENTORY SOLD AT COST)

LEASE RATE: \$8,000/MONTH NNN

FOR MORE INFORMATION, CONTACT

Marty Fisher/Mike Fisher

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Building features:

- ◇ 2,160sf (36' x 60') retail space
- ◇ 1,320sf (22' x 60') touch free tunnel wash
- ◇ 28 parking stalls
- ◇ 4 pumps (upgraded to Speedway standards)
- ◇ Upgraded canopy with LED lights
- ◇ Nice mix of inside sales with coolers, freezers, ATM, security system (all FF&E included)
- ◇ Onsite air and vac
- ◇ All inventory sold at cost
- ◇ Building for lease
- ◇ Owner will consider selling the building

DEMOGRAPHICS (2019)	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	10,152	74,592	208,838
Total Households	3,998	29,923	80,889
Average Household Income	\$71,069	\$78,415	\$81,312



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2,160 sf of inside sales area
(36' x 60')



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Great location at signalized intersection, 28 parking stalls, touch-free tunnel wash



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