COMMERCIAL REALTY SOLUTIONS

For Sale
Long Established Power Sports & Equipment Dealer
203 Sauk River Rd, Cold Spring 56320

Tractor and Lawn Care Equipment Sales and Service

PROPERTY INFORMATION

* Sales Price **$100,000.00**

Sale is for Business Only - Includes all FF&E

* Gross Revenue $484,612
* FF&E Value $17,500
* Seller Retiring
* Specializes in products made by Simplicity and Cub Cadet
* Sales and service of many different makes and models of tractors and lawn care equipment (Including snowblowers, chainsaws, lawn tractors, push mowers, etc.)
* Real Estate available for purchase as well.

Contact:
BEN COPPERTHITE
(612) 242-4869
BCopperthite@crs-mn.com

The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness

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PROPERTY INFORMATION

* Building is 5,125/sf
  Shop 2,500/sf
  Showroom 1,280/sf
  Additional Covered Area 840/sf

* Lot is .54 Acres

* Stearns County

* Zoned: I-1 3A-Commercial/Industrial/Public Utility

* Businesses in the Area Include:
  O'Reilly Auto Parts, Schwieters Chevrolet, Quarry Cinema, Winners Sports Bar & Grill, Subway, Speedway, Holiday Stationstores, Hardee's, Shell, Dairy Queen and more.

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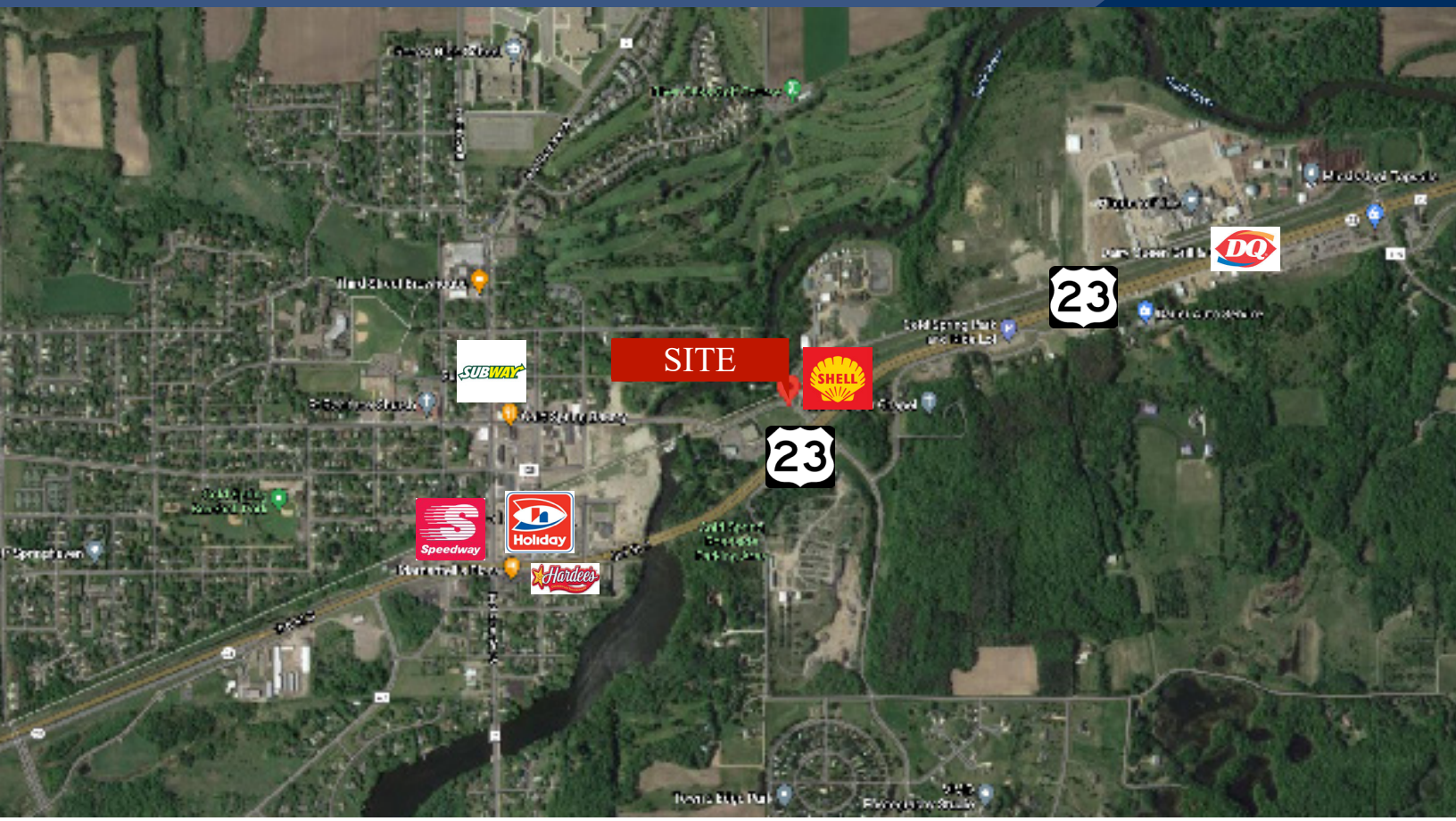
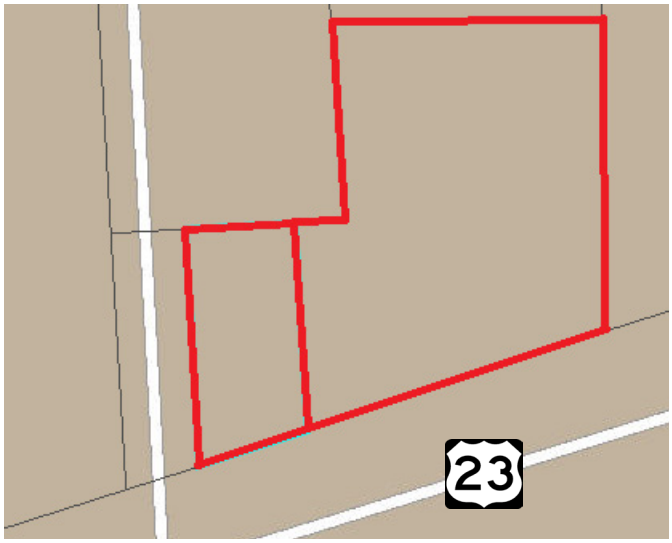


PROPERTY INFORMATION

* Excellent Visibility from Highway
* Easy Access to Highway
* 10 Minutes from I-94



TRAFFIC COUNTS - 2019

* Highway 23 - 16,400 VPD

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Exterior

Shop

PROPERTY INFORMATION

* Built 2009
* Block Construction
* Spancrete used for 2nd Level Storage and Office
* Shop 2,500/sf
* Showroom 1,280/sf
* Additional Covered Area 840/sf
* Clear Height 14’
* Three (3) Drive-In Overhead Door
  (2) 12' x 12' (with openers)
  (1) 8' x 7'

Showroom

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