COMMERCIAL REALTY SOLUTIONS

For Sale
Boyer Truck Rogers
21701 Industrial Blvd - Rogers MN 55374

PROPERTY INFORMATION

* Sales Price **$4,000,000.00**
* Building is 16,170/sf
* Lot is 3.5 Acres
* Hennepin County
* PID 231-202-324-0025 2022 Taxes $35,946.44
* PID 231-202-324-0026 2022 Taxes $34,983.18
* PID 231-202-324-0004 2022 Taxes $ 2,853.88
* PID 231-202-324-0006 2022 Taxes $ 1,529.00
* Zoned: DT Downtown
* Businesses in the Area Include:
  Dunkin Donuts, Wells Fargo, Freddy's, CVS, Center Cut Meats, Caribou, Speedway, Groebners Corporate Headquarters and more.

Contact:
JOSEPH ELAM
(320) 282-8410
JElam@crs-mn.com

Contact:
WAYNE ELAM
(763) 229-4982
WElam@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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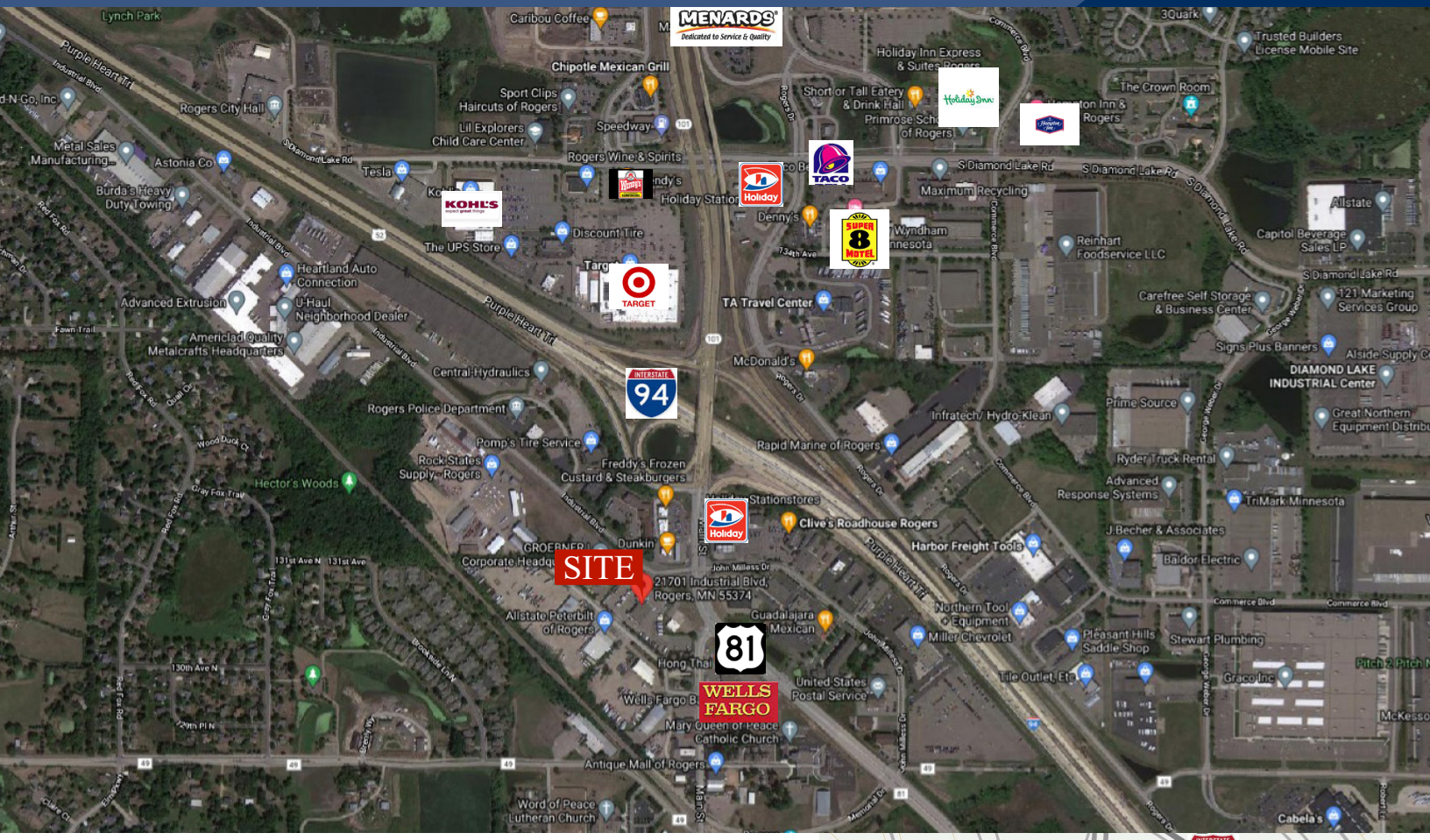
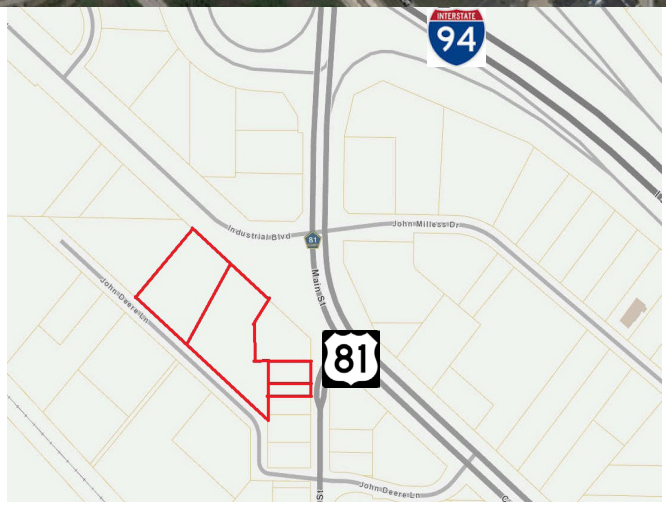


LOCATION INFORMATION

* 1,000 feet to Interstate 94
* Great Access
* South of I-94 and Hwy 101
* Located at Signalized Intersection



TRAFFIC COUNTS - 2021

*** I-94 - 95,000 VPD**

*** County Road 81 - 33,500 VPD**

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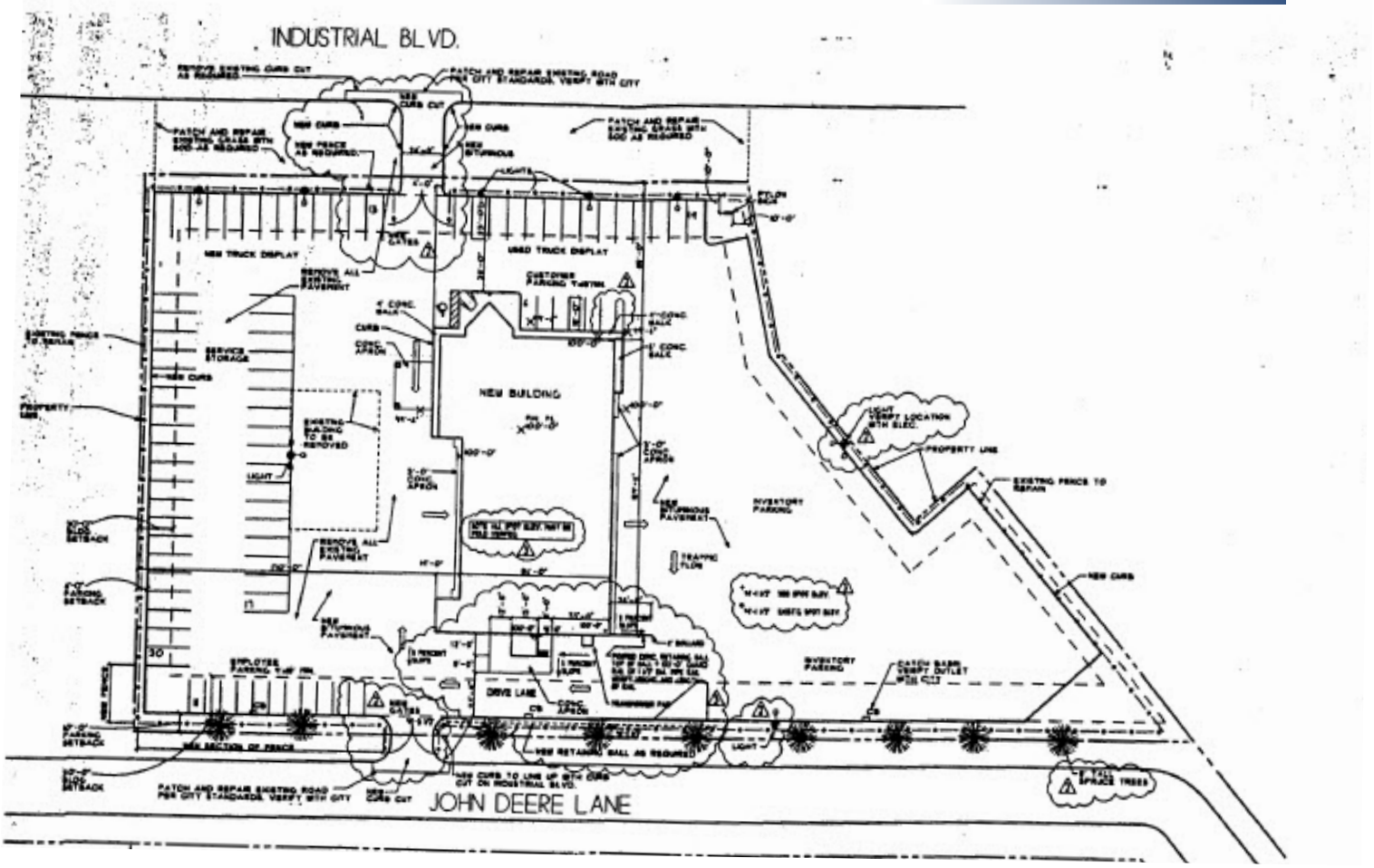
Site Plan



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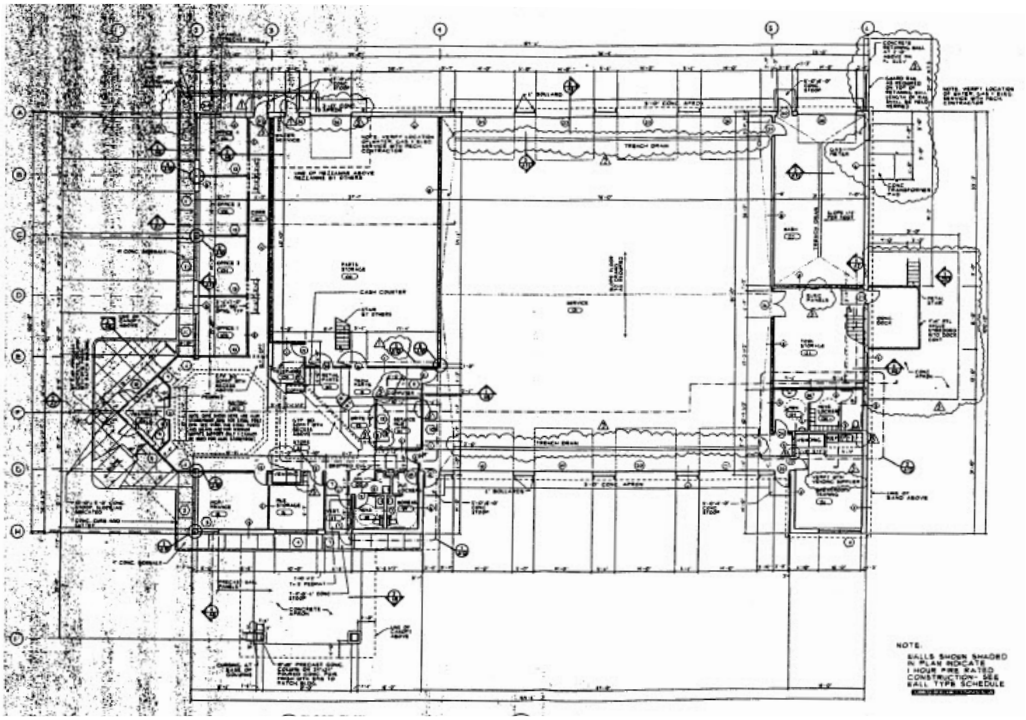
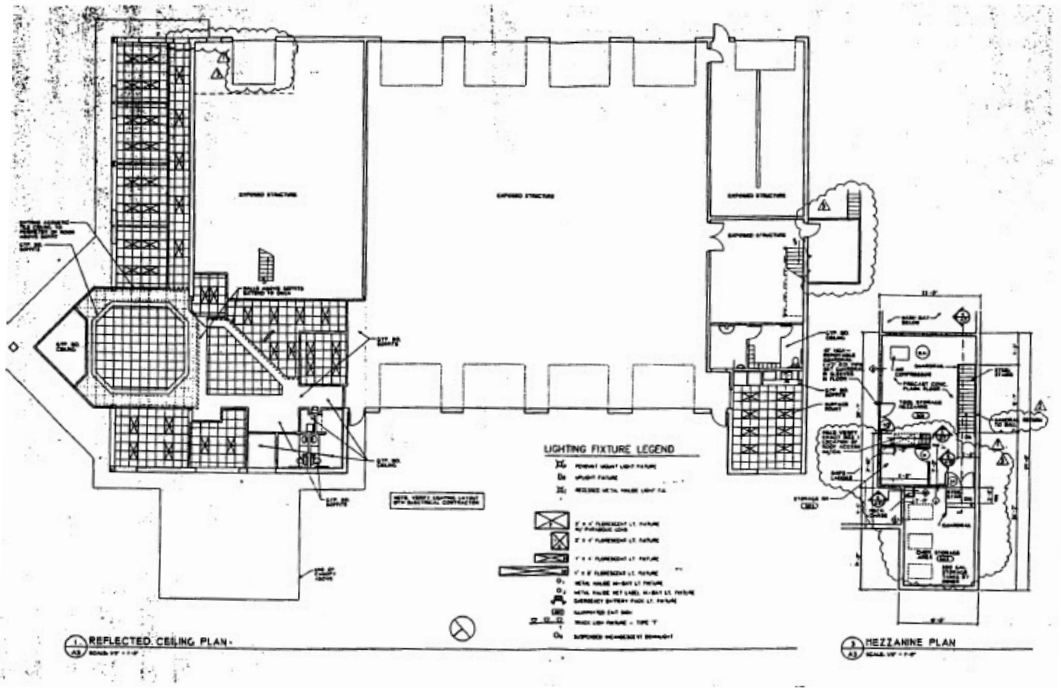


Floor Plans



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PROPERTY INFORMATION

* Large Parts Department w/Mezzanine: 4,388/sf
* 4 Sizeable Sales Offices
* 2 Restrooms in Sales Area
* Service Waiting Room
* IT Room - 8' x 11'
* Unit Heaters in Parts / Work Room and Mezzanine

Showroom & Parts

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PROPERTY INFORMATION

* Shop Area: 6,474/sf
* (8) 14' x 14' O.H. Drive-in Doors
* Clear Height: 18' 3"
* 1 Shop Bathroom
* Shop Locker Room & Break Room
* Oil Supply Drops
* Electrical Drops
* Trench Drains Infront of Each Door
* Plumbed in Compressed Air
* Separated Wash Bay
* Hot Water Pressure Washer
* Rooftop Units for Heat/Air in Office/Sales Area
* Tubular Radiant Heat in Shop

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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Executive Offices / Conference Room

Shop Breakroom

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