



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

GRAF HOME FURNISHINGS BUSINESS FOR SALE

\$86,000

120-124 E Maine St
Amboy, MN 56010

FEATURES

- Established Business for more than 70 years
- Option to Negotiate Leased Space or Purchase Building

AREA

Located less than 1 mile from State Highway 169 on the main retail thoroughfare in Amboy, Minnesota. This property is situated in a small town with historic charm. The infamous Amboy Cottage restaurant is less than two blocks away, and other established offices and businesses continue to thrive downtown. The current location is only 30 minutes south of Mankato in South Central Minnesota.



OFFICE

April Femrite
507 327 7126
april@cbcfishergroup.com

CBCFISHERGROUP.COM

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL
FISHER GROUP**
201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715



SALE

GRAF HOME FURNISHINGS BUSINESS FOR SALE

120-124 E Maine St, Amboy, MN 56010



OFFERING SUMMARY

Sale Price: \$86,000

Available SF:

Building Size: 7,634 SF

Price / SF: \$11.27

PROPERTY OVERVIEW

Graf's Home Furnishings in Amboy, Minnesota (30 minutes south of Mankato, MN) is for sale due to owner's retirement. Founded in 1950, Graf's serves as a local retail and service company for furniture, home furnishings, flooring and window treatments. Customers have been traveling within a 45 mile radius for almost 70 years to receive genuine service at an affordable price. Buyer has option to negotiate a lease for space or purchase the 7,634 sq ft building for an additional \$75,000. View existing business website at <http://www.grafsurniture.com/>.

PROPERTY HIGHLIGHTS

- Established Business for more than 70 years
- Option to Negotiate Leased Space or Purchase Building

CBCFISHERGROUP.COM

April Femrite
507 327 7126
april@cbcfishergroup.com

 **COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP



GRAF HOME FURNISHINGS BUSINESS FOR SALE

120-124 E Maine St, Amboy, MN 56010

SALE



CBCFISHERGROUP.COM

April Femrite
507 327 7126
april@cbcfishergroup.com

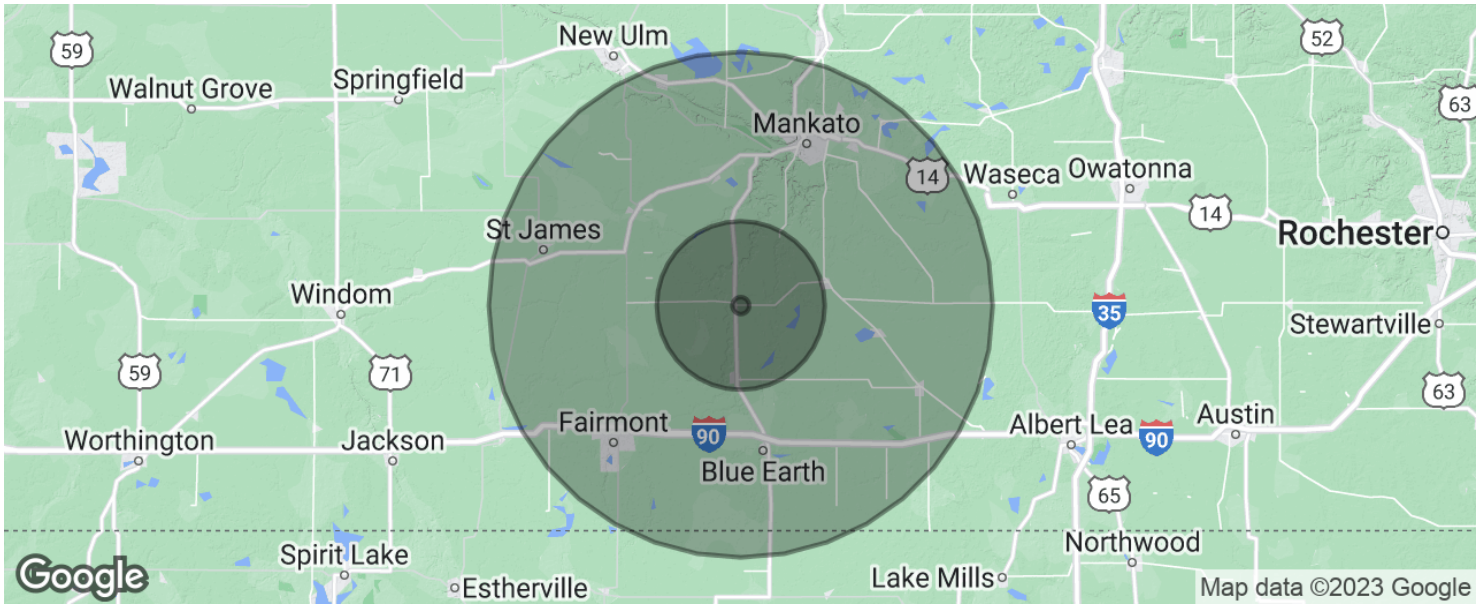
 **COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP



GRAF HOME FURNISHINGS BUSINESS FOR SALE

120-124 E Maine St, Amboy, MN 56010

SALE



POPULATION	1 MILE	10 MILES	30 MILES
Total population	49	5,919	142,206
Median age	43.4	42.2	35.6
Median age (Male)	44.3	41.6	34.6
Median age (Female)	42.8	43.6	37.2
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	20	2,407	56,069
# of persons per HH	2.5	2.5	2.5
Average HH income	\$58,988	\$58,199	\$60,635
Average house value	\$163,796	\$144,348	\$172,549

* Demographic data derived from 2020 ACS - US Census

CBCFISHERGROUP.COM

April Femrite
507 327 7126
april@cbcfishergroup.com

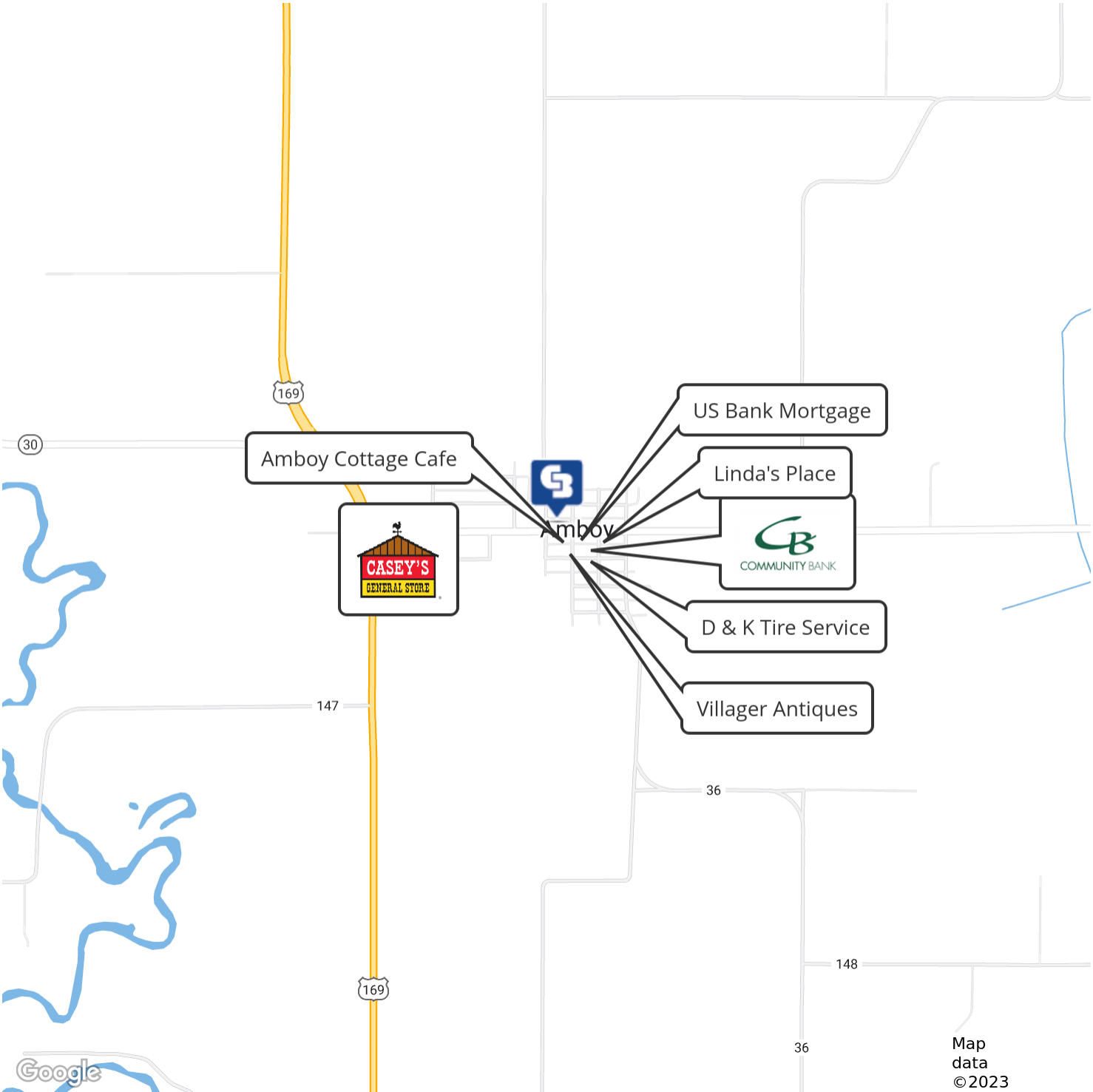
 **COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP



GRAF HOME FURNISHINGS BUSINESS FOR SALE

120-124 E Maine St, Amboy, MN 56010

SALE



Google
CBCFISHERGROUP.COM

April Femrite
507 327 7126
april@cbcfishergroup.com

 **COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP



SALE

GRAF HOME FURNISHINGS BUSINESS FOR SALE

120-124 E Maine St, Amboy, MN 56010

APRIL FEMRITE

Business Broker

april@cbcfishergroup.com

Direct: 507.327.7126 | Cell:

MN #40500153

PROFESSIONAL BACKGROUND

April is a Business Broker and Sales Associate with Coldwell Banker Commercial Fisher Group. She brings great knowledge to our team and has been a business and community leader in Greater Mankato for more than 12 years in the roles of founder, owner and manager. In 2016, April completed the designation of Certified Business Intermediary (CBI) from the International Business Brokers Association (IBBA) which less than 10% of all Business Brokers around the world have achieved! She is also the founder of two Minnesota companies, Naturally Bamboo and Bent River Outfitter.

She provides professional, knowledgeable, honest and reliable representation to clients during the process of selling or buying privately held businesses. Her services include providing a broker's opinion of business value, marketing of the business with confidentiality, screening of potential buyers, facilitating negotiations, completing a due diligence investigation and coordinating all aspects of the business sale.

April specializes in Minnesota small to medium size business transactions with \$100,000 - \$5+ million in revenue along with hospitality and investment properties throughout the country of Belize.

April spends her free time attending her boys' soccer games, cross country and track meets, being involved with the local Junior Achievement Board of Directors and Program Committee, and mentoring MSU College of Business, Mankato East and West entrepreneurship students.

EDUCATION

MBA, Minnesota State University, Mankato
M.A., Counseling Psychology, St. Mary's University of Minnesota
B.A., Psychology, Mankato State University

MEMBERSHIPS

Certified Business Intermediary (CBI) through the International Business Brokers Association (IBBA)

FISHER GROUP

201 North Riverfront Drive Suite 230
Mankato, MN 56001
507.625.4715

CBCFISHERGROUP.COM

April Femrite
507 327 7126
april@cbcfishergroup.com

