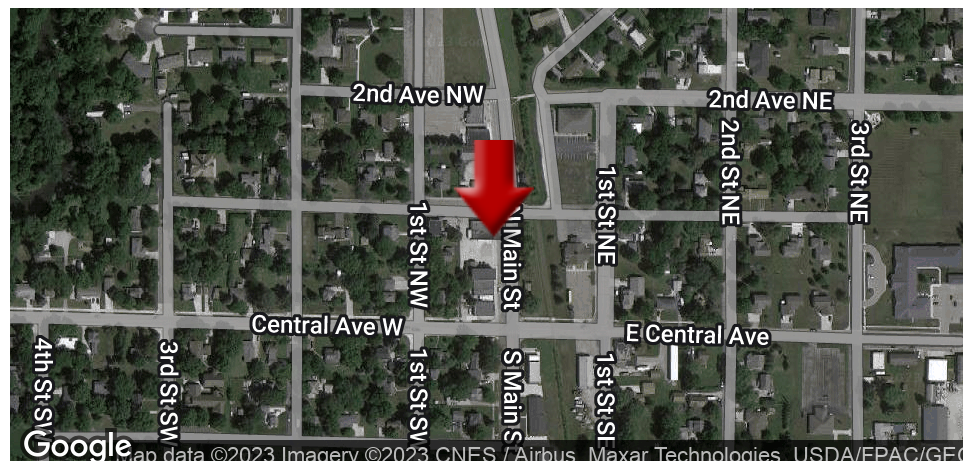


# MEDFORD, MN TURN-KEY OPPORTUNITY

121 N. Main Street, Medford, MN 55049



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$99,000
<b>LOT SIZE:</b>	0.18 Acres
<b>BUILDING SIZE:</b>	3,117 SF
<b>ZONING:</b>	Business / Commercial
<b>PRICE / SF:</b>	\$31.76

## PROPERTY OVERVIEW

This is an incredible opportunity to own a gas station and convenience store on the main drag of Medford.

Priced to sell, with tanks and lines already in place and ready to go. This location could support an abundance of different business types.

**DO NOT MISS THIS OPPORTUNITY!!**

## PROPERTY HIGHLIGHTS

**KW COMMERCIAL**  
2680 Snelling Avenue North, Suite 100  
Roseville, MN 55113

**COLTON BRAUSEN**  
Commercial Broker  
O: 952.938.6100  
C: 651.303.7516  
coltonbrausen@kwcommercial.com

**CHAD HEER**  
CCIM | Managing Director & Broker  
O: 612.963.5147  
C: 612.963.5147  
chadheer@kwcommercial.com

Outside Broker Address: 2660 Arthur Street, Roseville, MN 55113

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



**GAS STATION FOR SALE**

# GAS STATION/CONVENIENT STORE

121 N. Main Street, Medford, MN 55049



**KW COMMERCIAL**  
2680 Snelling Avenue North, Suite  
100  
Roseville, MN 55113

**COLTON BRAUSEN**  
Commercial Broker  
O: 952.938.6100  
C: 651.303.7516  
coltonbrausen@kwcommercial.com

**CHAD HEER**  
CCIM | Managing Director & Broker  
O: 612.963.5147  
C: 612.963.5147  
chadheer@kwcommercial.com

Outside Broker Address: 2660 Arthur Street, Roseville, MN 55113

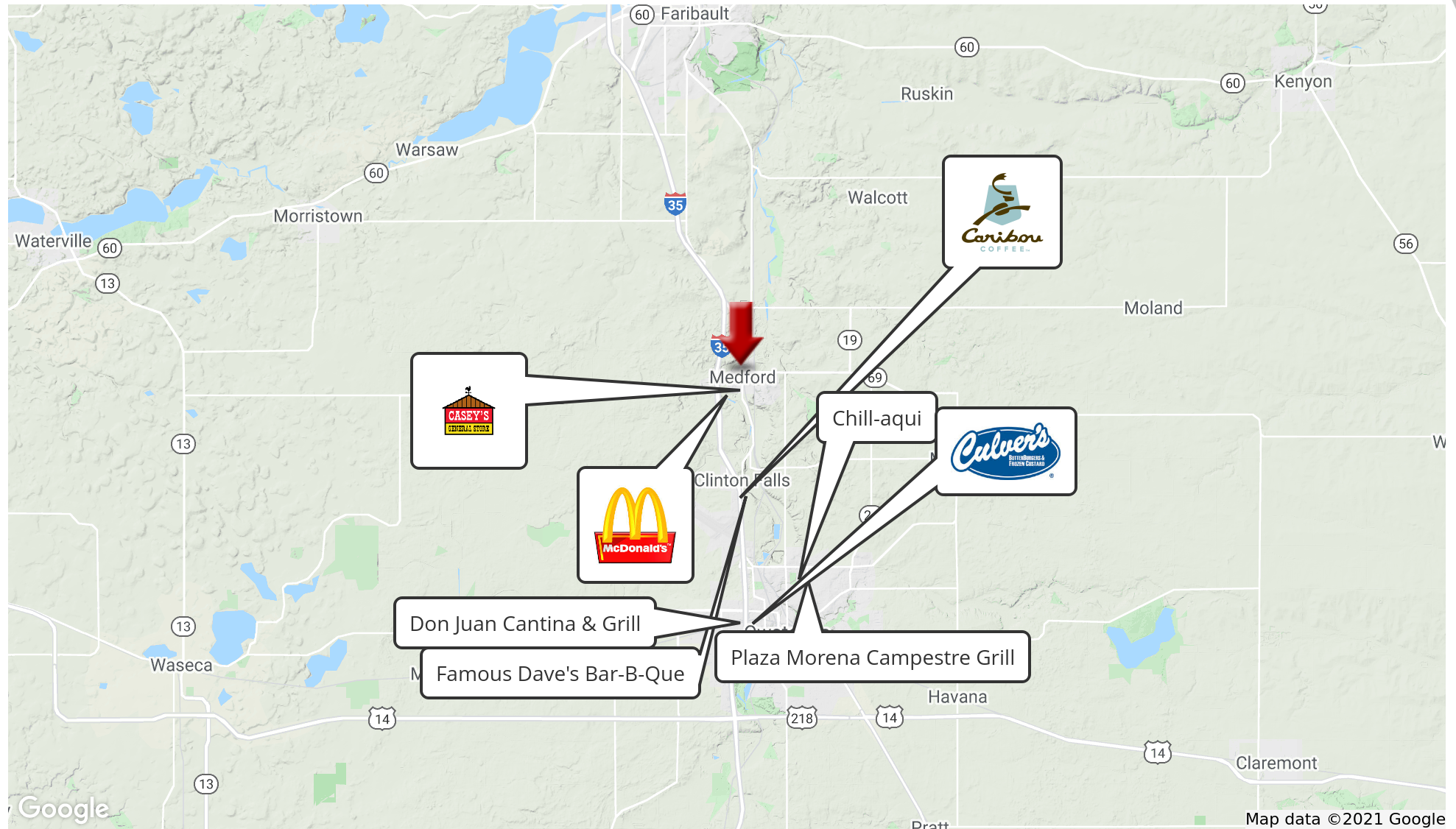
Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# GAS STATION/CONVENIENT STORE

121 N. Main Street, Medford, MN 55049



**KW COMMERCIAL**  
2680 Snelling Avenue North, Suite 100  
Roseville, MN 55113

**COLTON BRAUSEN**  
Commercial Broker  
O: 952.938.6100  
C: 651.303.7516  
coltonbrausen@kwcommercial.com

**CHAD HEER**  
CCIM | Managing Director & Broker  
O: 612.963.5147  
C: 612.963.5147  
chadheer@kwcommercial.com

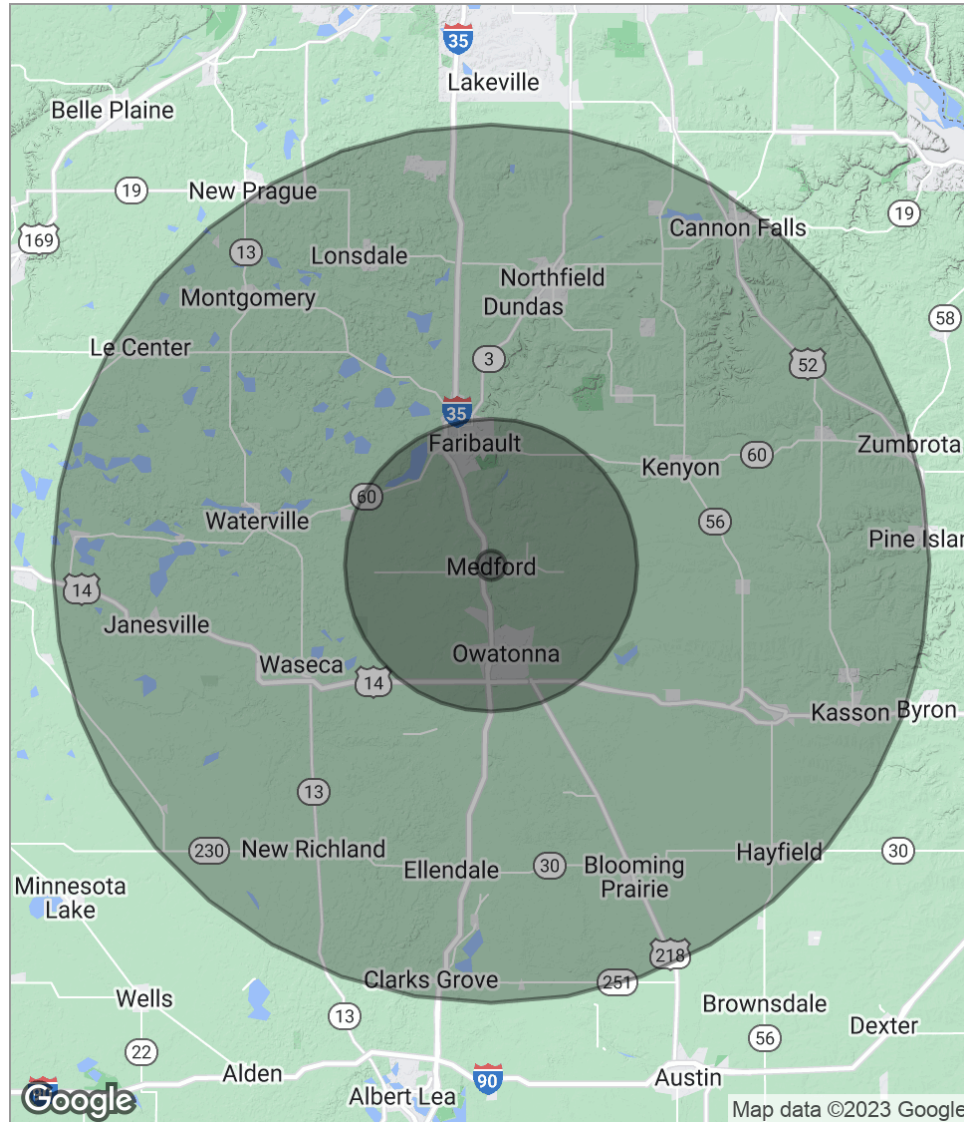
Outside Broker Address: 2660 Arthur Street, Roseville, MN 55113

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# GAS STATION/CONVENIENT STORE

121 N. Main Street, Medford, MN 55049



## POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	88	68,632	202,876
Median Age	38.8	36.5	36.9
Median Age (Male)	37.9	35.5	36.2
Median Age (Female)	40.3	37.8	37.8

## HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total Households	32	25,934	74,758
# Of Persons Per HH	2.8	2.6	2.7
Average HH Income	\$79,278	\$61,287	\$67,625
Average House Value	\$229,722	\$186,029	\$222,313

*\* Demographic data derived from 2020 ACS - US Census*

**KW COMMERCIAL**  
2680 Snelling Avenue North, Suite 100  
Roseville, MN 55113

**COLTON BRAUSEN**  
Commercial Broker  
O: 952.938.6100  
C: 651.303.7516  
coltonbrausen@kwcommercial.com

**CHAD HEER**  
CCIM | Managing Director & Broker  
O: 612.963.5147  
C: 612.963.5147  
chadheer@kwcommercial.com

Outside Broker Address: 2660 Arthur Street, Roseville, MN 55113

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.