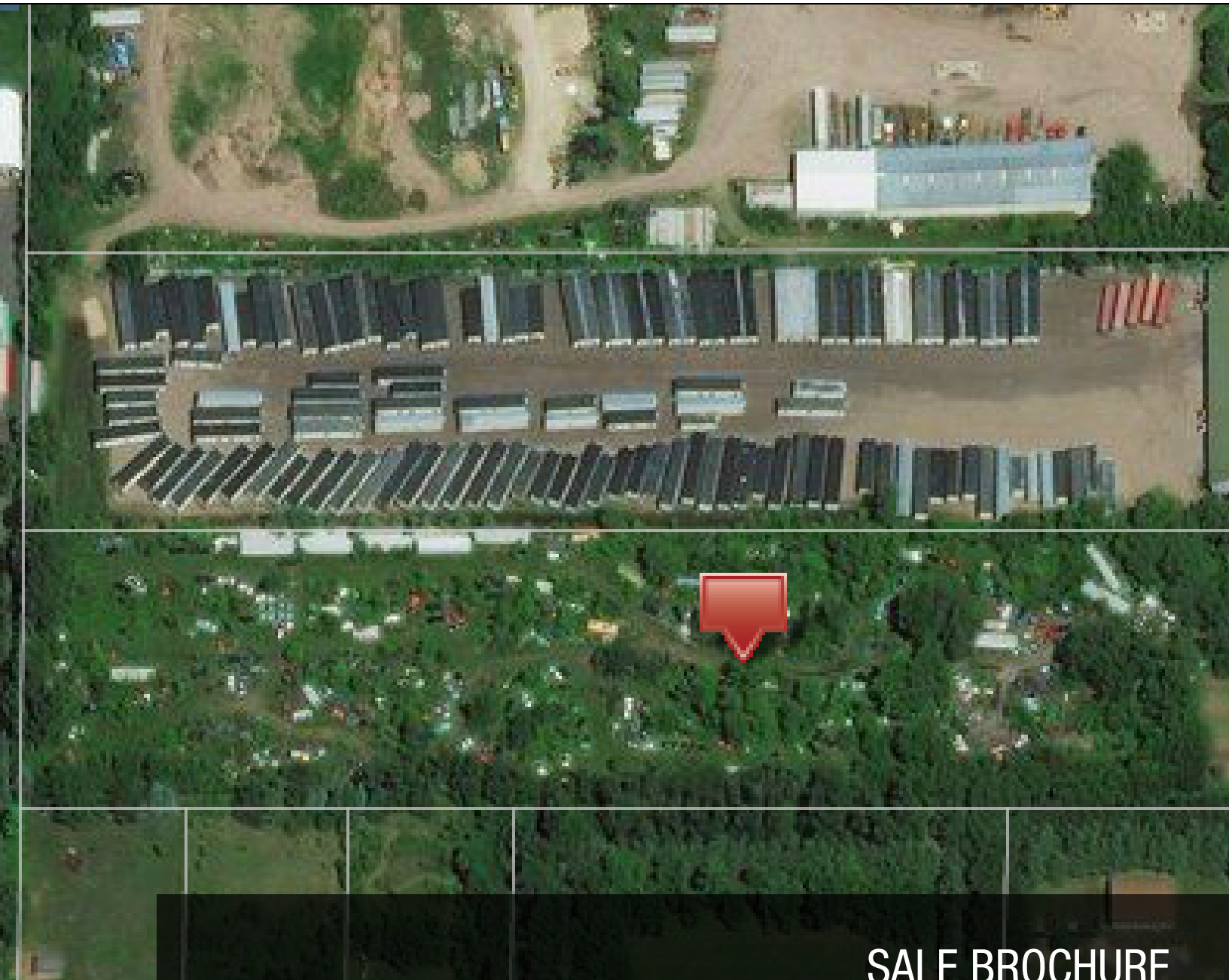


10876 Ideal Ave S

COTTAGE GROVE, MN



SALE BROCHURE

KW COMMERCIAL

14800 Galaxie Avenue South, Suite 102
Apple Valley, MN 55124

PRESENTED BY:

TIM LITTLE

AGENT

O: 952.432.4900

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tctimlittle@gmail.com

MN #20518852 - WI #63901-64

INDUSTRIAL FOR SALE

10876 IDEAL AVE S

10876 Ideal Ave S, Cottage Grove, MN 55016



OFFERING SUMMARY

SALE PRICE:	\$579,000
LOT SIZE:	7.317 Acres
YEAR BUILT:	1965
BUILDING SIZE:	1,196 SF
ZONING:	Residential-Single
PRICE / SF:	\$484.11

PROPERTY OVERVIEW

Location to have an Auto & Truck Salvage and Storage Yard close to the City... One Acre of this Property has Grand-Fathered in zoning for Auto & Truck Salvage use. There are currently over 400 dismantled vehicles and lots of other various scrap on the Property. 3 Bed - 1 Bath Home & the Garage are older and need work. Auto & Truck Salvage, Parts Sales, Towing and Storage all possibilities. One of a kind opportunity ...

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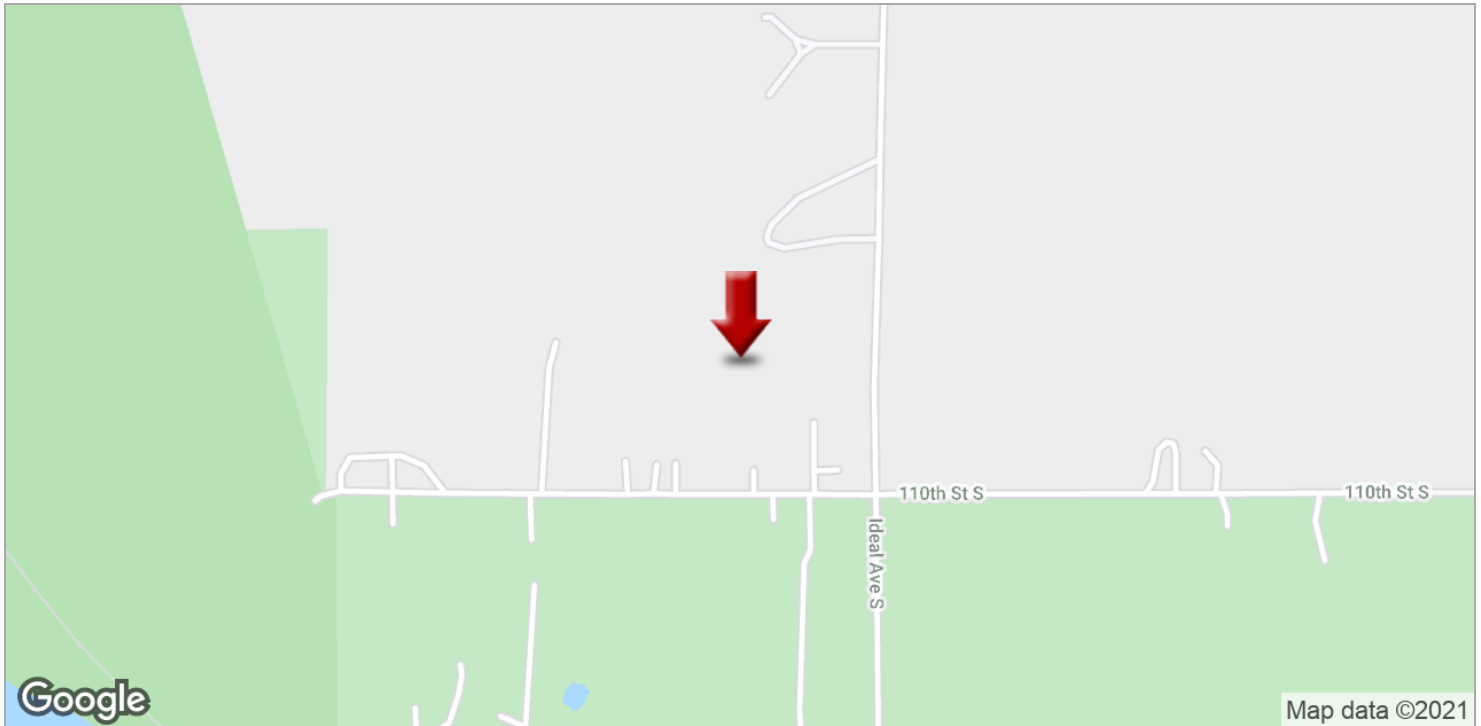
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