

AUTO SALVAGE & RECYCLING CENTER FOR SALE



# 1920 State Rd 35

SOMERSET, WI



SALE BROCHURE

**KW COMMERCIAL**

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

*PRESENTED BY:*

**TIM LITTLE**

AGENT

O: 952.432.4900

C: 952.432.4900

tctimlittle@gmail.com

MN #20518852 - WI #63901-64

# AUTO SALVAGE & RECYCLING CENTER FOR SALE

## 1920 STATE RD 35

Somerset, WI 54025



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,500,000
<b>LOT SIZE:</b>	99 Acres
<b>PRICE / SF:</b>	\$0.81

[CLICK HERE TO VIEW VIDEO](#)

### PROPERTY OVERVIEW

This nearly 100 Acre Auto Salvage and Recycling Center is located within 35-45 minutes of the Twin Cities. It is the largest existing salvage yard operation located this near to the Minneapolis / St. Paul Metro Market. The sale includes an ~13,500 sq ft shop, there is an online parts system in place, EZ car crusher and sale includes the existing Auto Parts and Auto Sales & Repair business. The Public Sales Counter and Business Offices are conveniently located in the front of building. The property is correctly zoned for Auto Salvage, Auto Storage and does include an Auto Sales Permit.

### PROPERTY HIGHLIGHTS

**KW COMMERCIAL**  
14800 Galaxie Avenue South, Suite 102  
Apple Valley, MN 55124

**TIM LITTLE**  
AGENT  
O: 952.432.4900  
C: 952.432.4900  
tctimlittle@gmail.com  
MN #20518852 - WI #63901-64

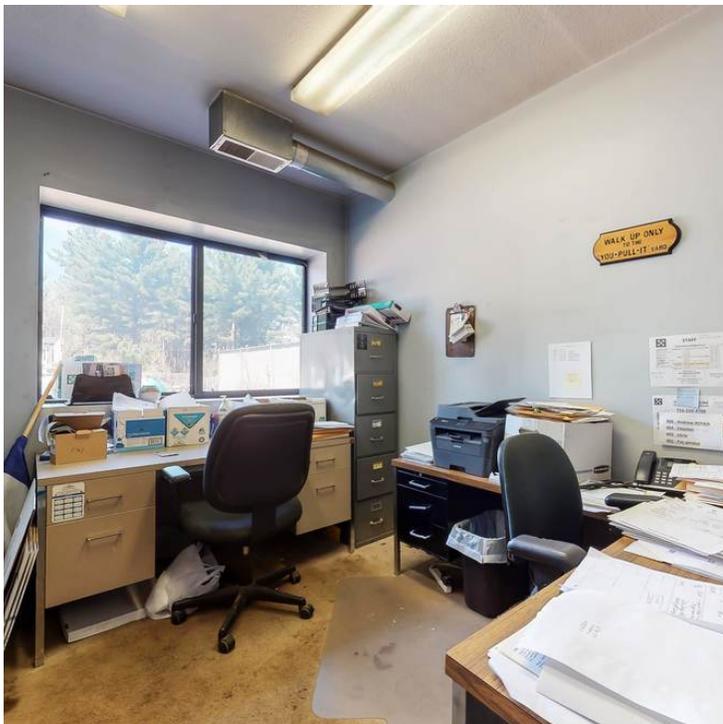
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

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

# AUTO SALVAGE & RECYCLING CENTER FOR SALE

## 1920 STATE RD 35

Somerset, WI 54025



**KW COMMERCIAL**  
14800 Galaxie Avenue South, Suite 102  
Apple Valley, MN 55124

**TIM LITTLE**  
AGENT  
O: 952.432.4900  
C: 952.432.4900  
tctimlittle@gmail.com  
MN #20518852 - WI #63901-64

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.

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

# AUTO SALVAGE & RECYCLING CENTER FOR SALE

## 1920 STATE RD 35

Somerset, WI 54025



**KW COMMERCIAL**  
14800 Galaxie Avenue South, Suite 102  
Apple Valley, MN 55124

**TIM LITTLE**  
AGENT  
O: 952.432.4900  
C: 952.432.4900  
tctimlittle@gmail.com  
MN #20518852 - WI #63901-64

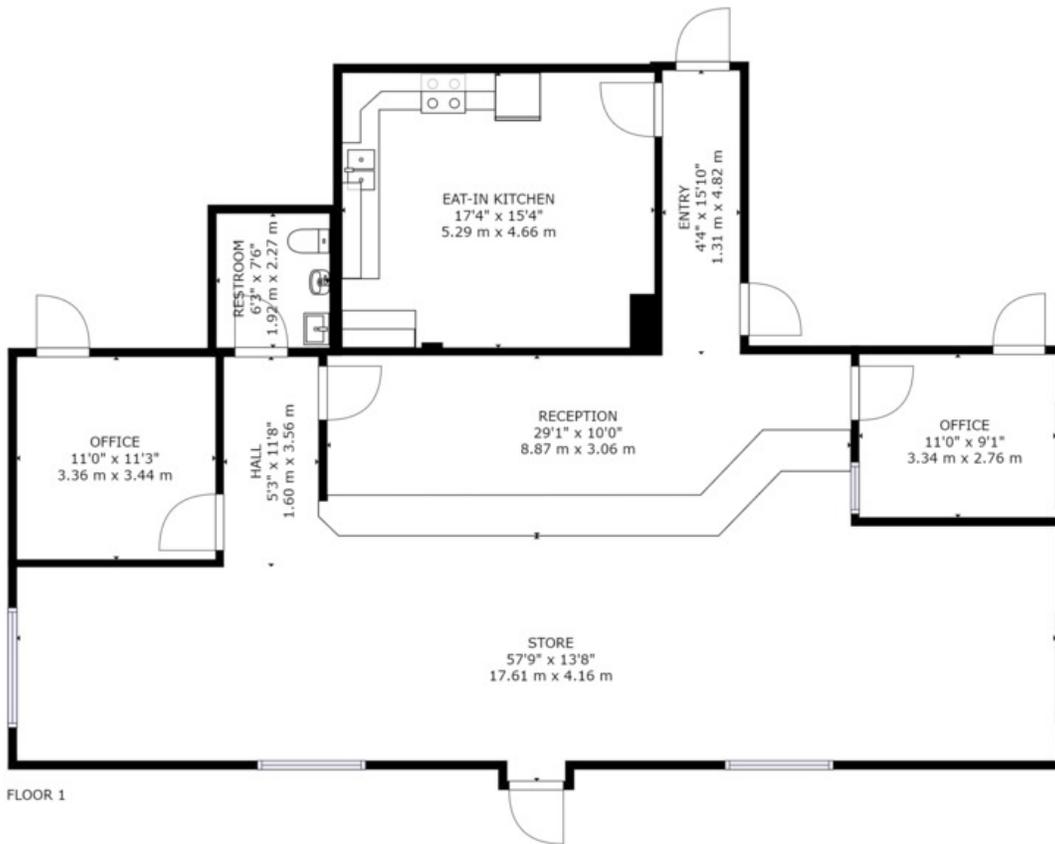
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

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

# AUTO SALVAGE & RECYCLING CENTER FOR SALE

GENESIS RECYCLING, SOMERSET AUTO REPAIR, AND BUDGET BUGGY LLC

1920 State Rd 35, Somerset, WI 54025



GROSS INTERNAL AREA  
FLOOR 1: 1711 sq ft, 159 m<sup>2</sup>  
TOTAL: 1711 sq ft, 159 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**KW COMMERCIAL**  
14800 Galaxie Avenue South, Suite 102  
Apple Valley, MN 55124

**TIM LITTLE**  
AGENT  
O: 952.432.4900  
C: 952.432.4900  
tctimlittle@gmail.com  
MN #20518852 - WI #63901-64

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.

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

# AUTO SALVAGE & RECYCLING CENTER FOR SALE

## 1920 STATE RD 35

Somerset, WI 54025



**KW COMMERCIAL**  
14800 Galaxie Avenue South, Suite 102  
Apple Valley, MN 55124

**TIM LITTLE**  
AGENT  
O: 952.432.4900  
C: 952.432.4900  
tctimlittle@gmail.com  
MN #20518852 - WI #63901-64

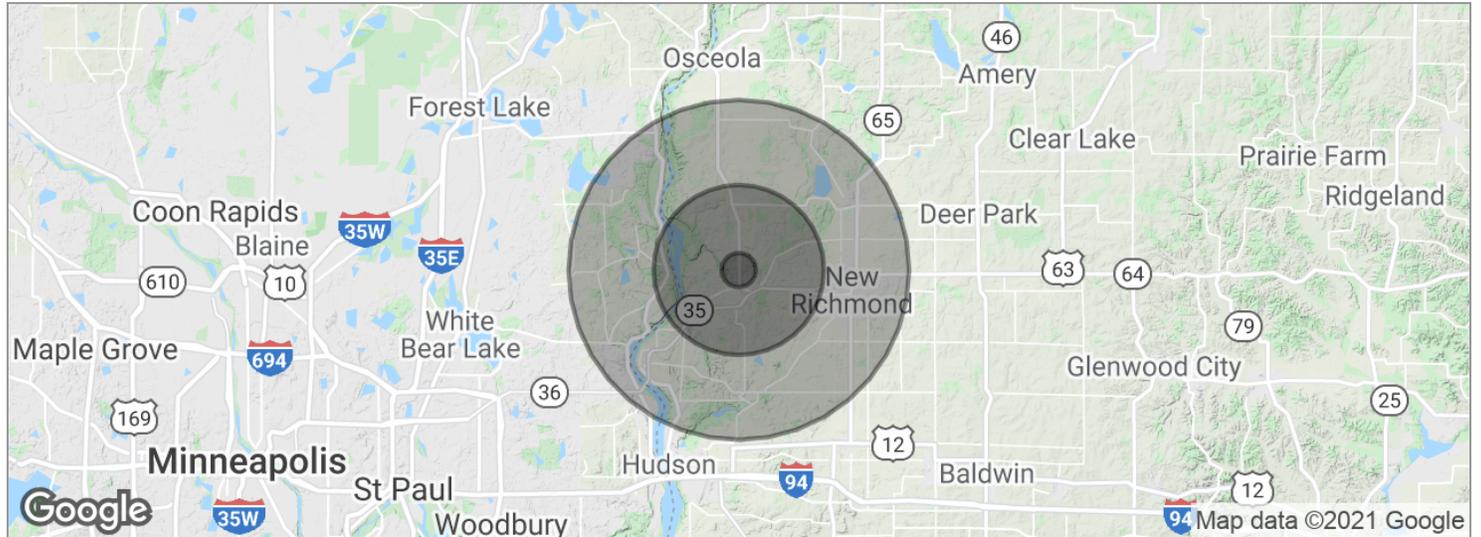
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

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

# AUTO SALVAGE & RECYCLING CENTER FOR SALE

## 1920 STATE RD 35

Somerset, WI 54025



POPULATION	1 MILE	5 MILES	10 MILES
Total population	373	8,510	40,346
Median age	37.2	36.9	37.4
Median age (male)	37.9	37.4	37.3
Median age (Female)	36.6	36.5	37.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	142	3,272	15,584
# of persons per HH	2.6	2.6	2.6
Average HH income	\$86,924	\$83,541	\$84,423
Average house value	\$309,475	\$295,138	\$290,637

\* Demographic data derived from 2010 US Census

**KW COMMERCIAL**  
14800 Galaxie Avenue South, Suite 102  
Apple Valley, MN 55124

**TIM LITTLE**  
AGENT  
O: 952.432.4900  
C: 952.432.4900  
tctimlittle@gmail.com  
MN #20518852 - WI #63901-64

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.

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

# Confidentiality & Disclaimer

SOMERSET, WI

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Apple Valley, MN in compliance with all applicable fair housing and equal opportunity laws.

**KW COMMERCIAL**

14800 Galaxie Avenue South, Suite 102

Apple Valley, MN 55124

*PRESENTED BY:*

**TIM LITTLE**

AGENT

O: 952.432.4900

C: 952.432.4900

tctimlittle@gmail.com

MN #20518852 - WI #63901-64

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.