

1920 State Rd 35

SOMERSET, WI



SALE BROCHURE

KW COMMERCIAL

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

PRESENTED BY:

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MN #20518852 - WI #63901-64

AUTO SALVAGE & RECYCLING CENTER FOR SALE

1920 STATE RD 35

Somerset, WI 54025



OFFERING SUMMARY

SALE PRICE:	\$3,500,000
LOT SIZE:	99 Acres
PRICE / SF:	\$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

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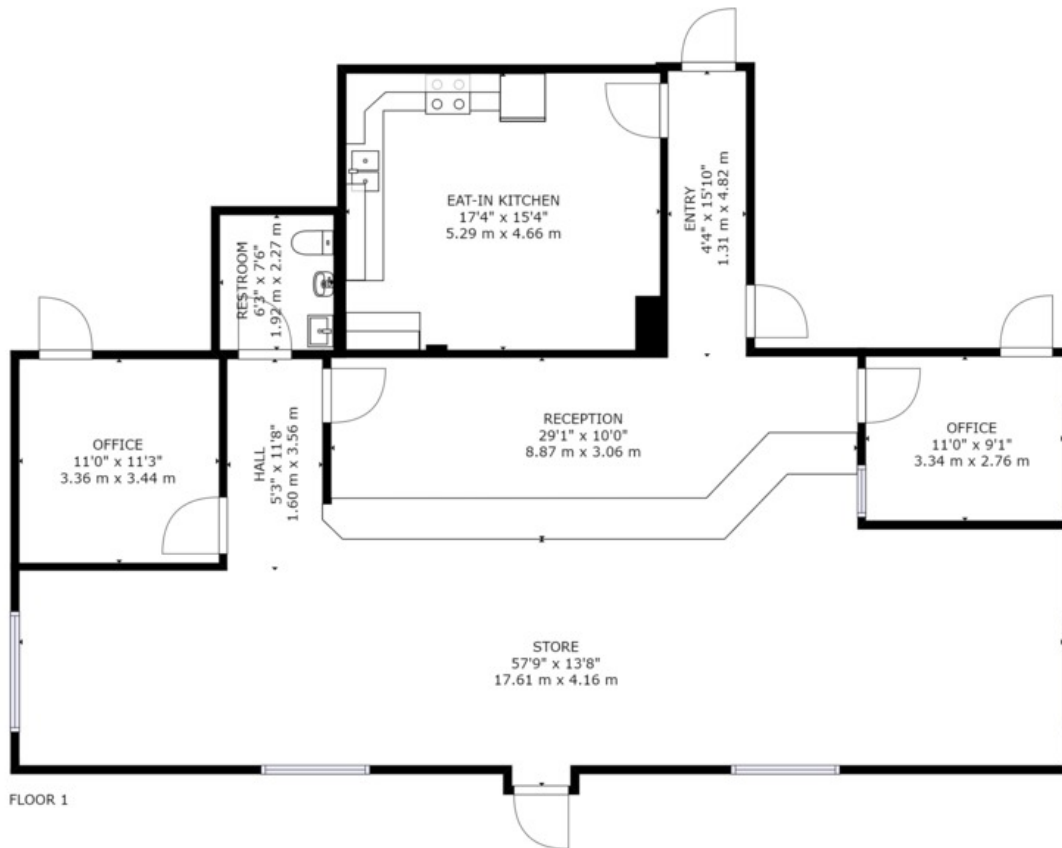
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GENESIS RECYCLING, SOMERSET AUTO REPAIR, AND BUDGET BUGGY LLC

1920 State Rd 35, Somerset, WI 54025



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 1711 sq ft, 159 m²
TOTAL: 1711 sq ft, 159 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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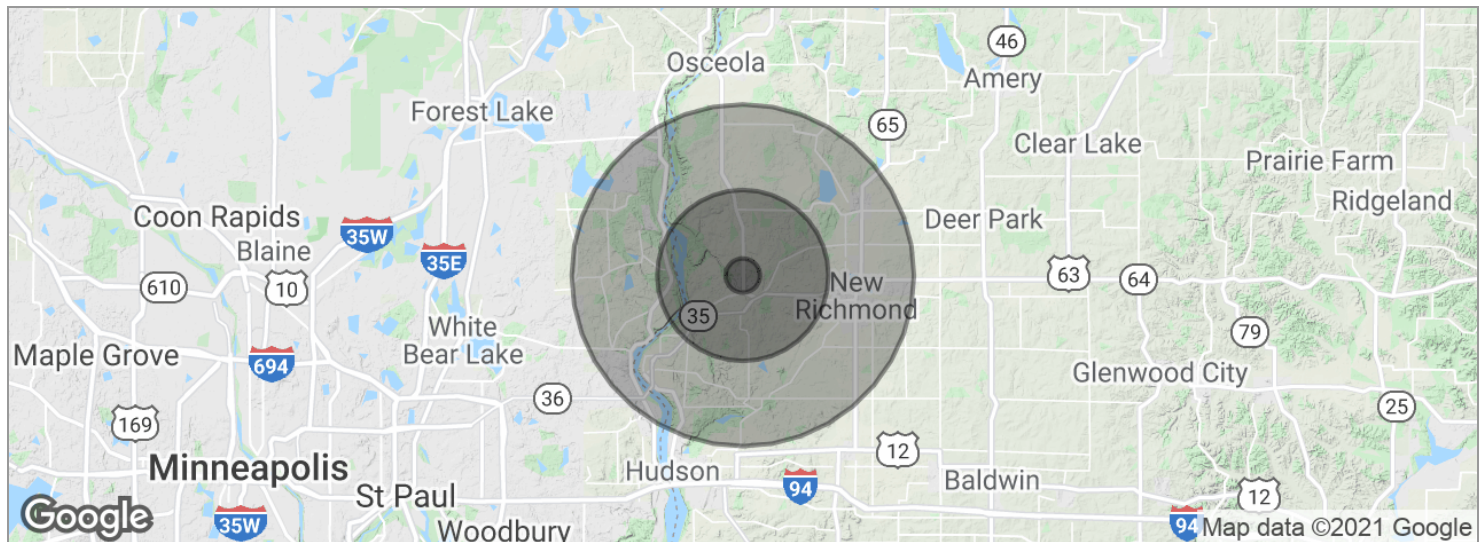
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	373	8,510	40,346
Median age	37.2	36.9	37.4
Median age (male)	37.9	37.4	37.3
Median age (Female)	36.6	36.5	37.6

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

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SOMERSET, WI

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