

ARLINGTON - QUICK SHOP

FOR SALE

\$375,000



407 4TH AVENUE NE, ARLINGTON, MN 55307

Property Description

Long Established Gas Station, Convenience Store and Subway Restaurant for sale on Heavily traveled Highway 5 in Arlington, MN. Independently owned and operated with 2 Steel Fuel tanks and 4 fuel pumps. Sales over \$1.5 million in 2017. Land and real estate included in purchase price. Owners are selling due to Retirement After managing Station for over 18 years. Business priced at less than 1 x SDE (cash flow). New LED lights, chip reader and register just installed.

Property Highlights

- Price includes land and real estate
- Excellent corner location on high traffic roadways
- Turn-key well established business



April Femrite

507.625.0993

MN #40500153

april@cbcfishergroup.com

407 4TH AVENUE NE, ARLINGTON, MN 55307

ARLINGTON - QUICK SHOP



SALE PRICE

\$375,000

PROPERTY OVERVIEW

Long Established Gas Station, Convenience Store and Subway Restaurant for sale on Heavily traveled Highway 5 in Arlington, MN. Independently owned and operated with 2 Steel Fuel tanks and 4 fuel pumps. Sales over \$1.5 million in 2017. Land and real estate included in purchase price. Owners are selling due to Retirement After managing Station for over 18 years. Business priced at less than 1 x SDE (cash flow). New LED lights, chip reader and register just installed.

PROPERTY HIGHLIGHTS

- Price includes land and real estate
- Excellent corner location on high traffic roadways
- Turn-key well established business

OFFERING SUMMARY

Lot Size:	2.96 Acres
Year Built:	1984
Building Size:	2,700 SF
Zoning:	Commercial
Sale Price / SF:	\$138.89

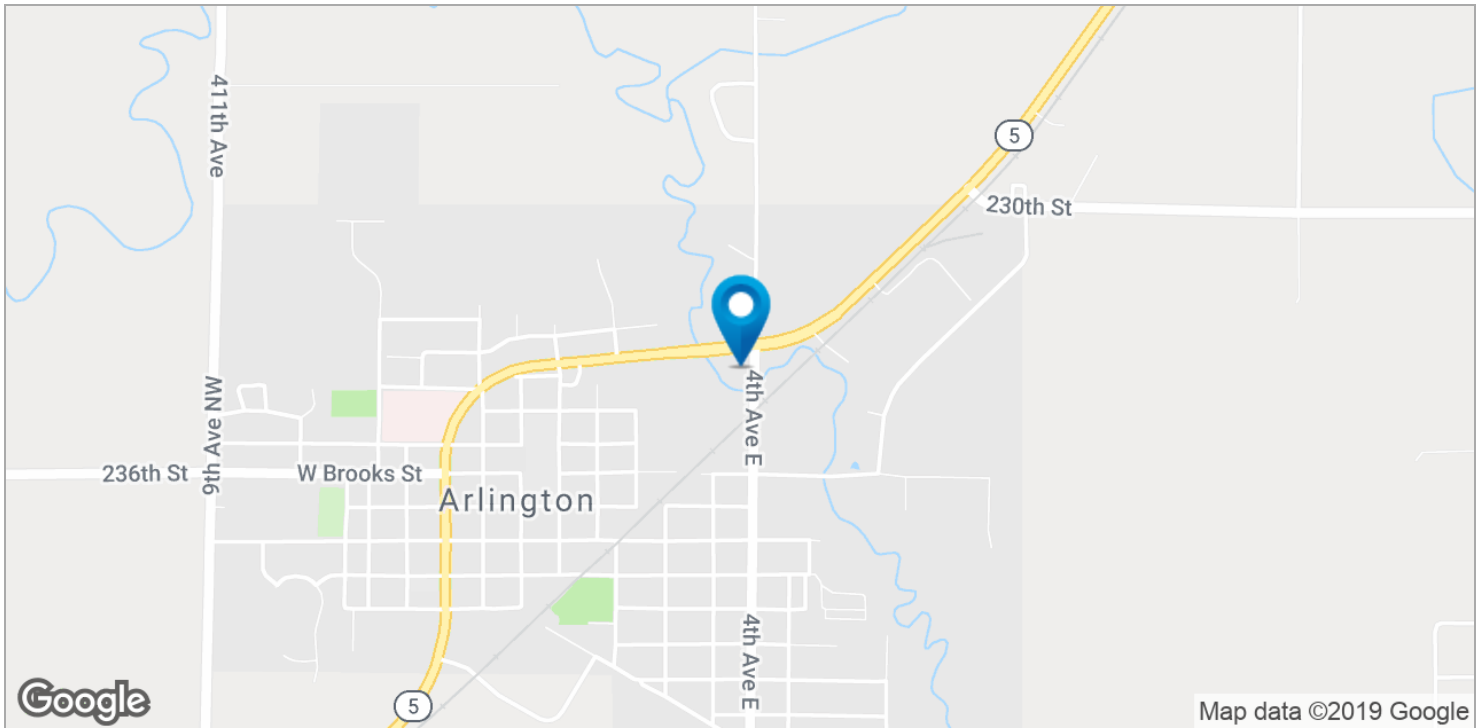
**April Femrite****507.625.0993**

MN #40500153

april@cbcfishergroup.com

407 4TH AVENUE NE, ARLINGTON, MN 55307

ARLINGTON - QUICK SHOP



April Femrite

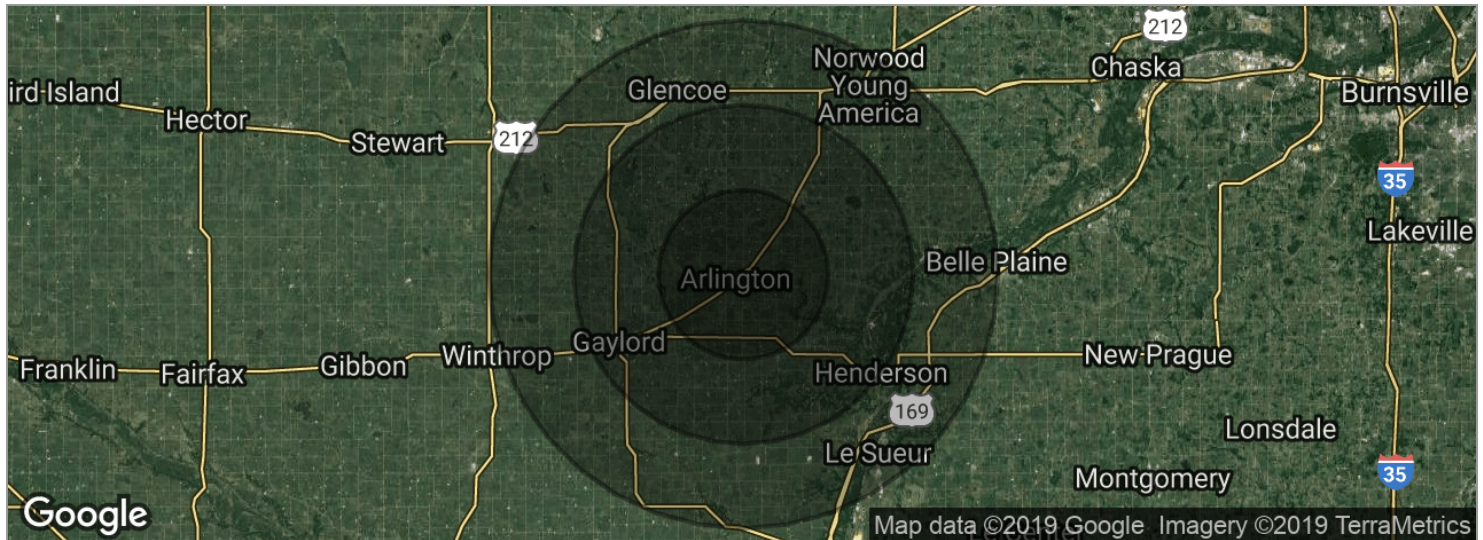
507.625.0993

MN #40500153

april@cbcfishergroup.com

407 4TH AVENUE NE, ARLINGTON, MN 55307

ARLINGTON - QUICK SHOP



POPULATION	5 MILES	10 MILES	15 MILES
Total population	2,690	10,054	34,521
Median age	38.0	38.9	37.5
Median age (male)	36.2	37.5	36.5
Median age (Female)	39.0	39.6	38.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	1,060	3,932	13,519
# of persons per HH	2.5	2.6	2.6
Average HH income	\$63,584	\$63,860	\$63,208
Average house value	\$228,971	\$223,225	\$223,807

* Demographic data derived from 2010 US Census



April Femrite

507.625.0993

MN #40500153

april@cbcfishergroup.com

407 4TH AVENUE NE, ARLINGTON, MN 55307

ARLINGTON - QUICK SHOP



April Femrite

507.625.0993

MN #40500153

april@cbcfishergroup.com