

# 901 W. Main Street

ALBERT LEA, MN 56007

# For Sale

GAS STATION



## BUILDING INFORMATION

ASKING PRICE:	\$450,000
LAND SIZE:	±19,166 SF
BUILDING SIZE:	±960 SF
UNDERGROUND FUEL TANKS:	Two (2) 10,000-gallon tanks
FUEL PUMPS:	Four (4) pumps
FUEL SUBMERSIBLE PUMPS:	Two (2) pumps

## PROPERTY HIGHLIGHTS

- ▶ Gas station with new pumps available for sale
- ▶ Located at the corner of Main Street & S. 1st Avenue (8,500 VPD)
- ▶ New POS system, Hunt's Brothers pizza equipment, and other upgrades recently installed
- ▶ Sale includes business and the land - ideal for an owner / user
- ▶ Nearby Freeways: I-35 to the east and I-90 to the north
- ▶ Sold free of a supply agreement allowing a new owner to sign a supply agreement or supply their own gas

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BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM

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## EXTERIOR IMAGES



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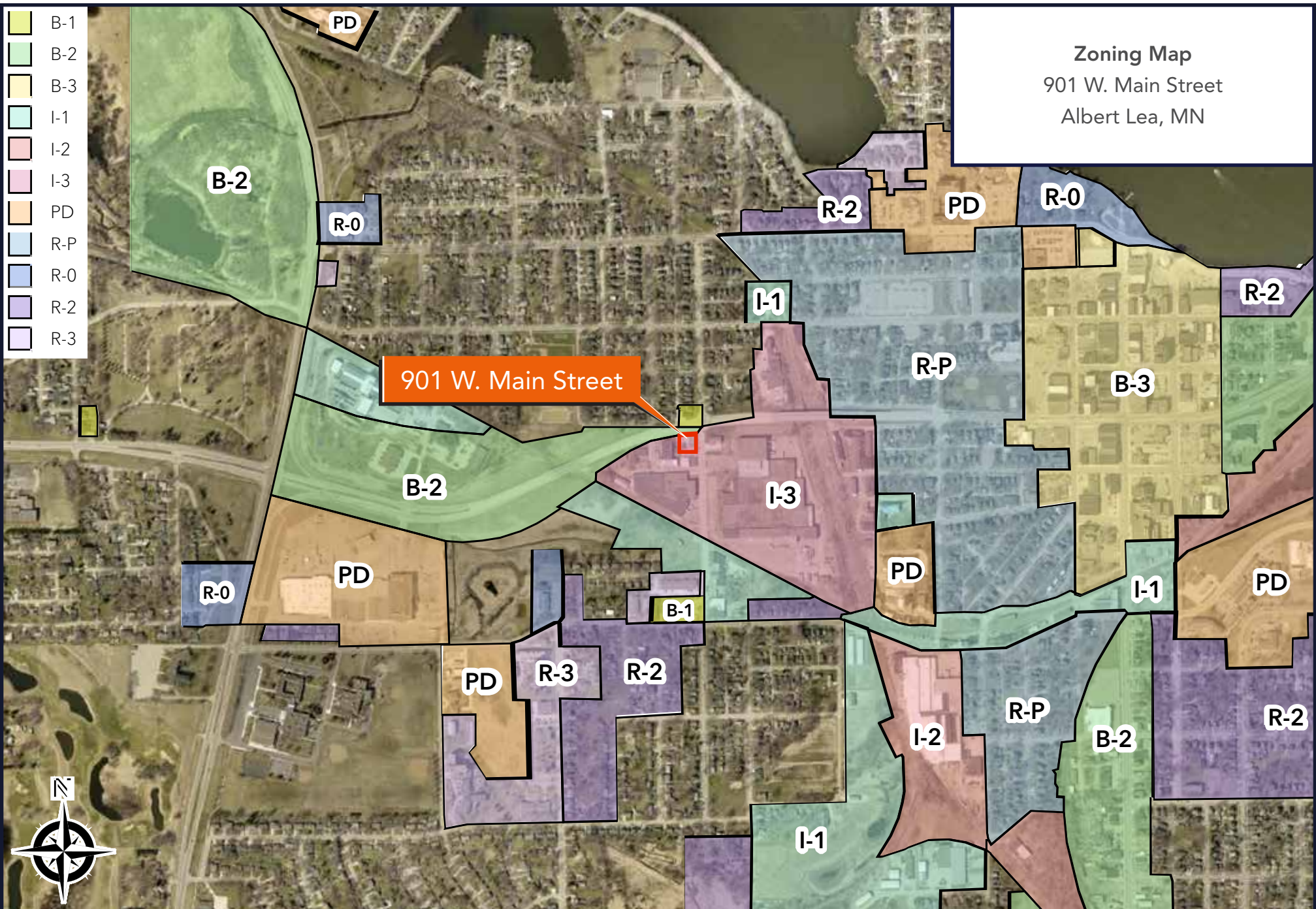
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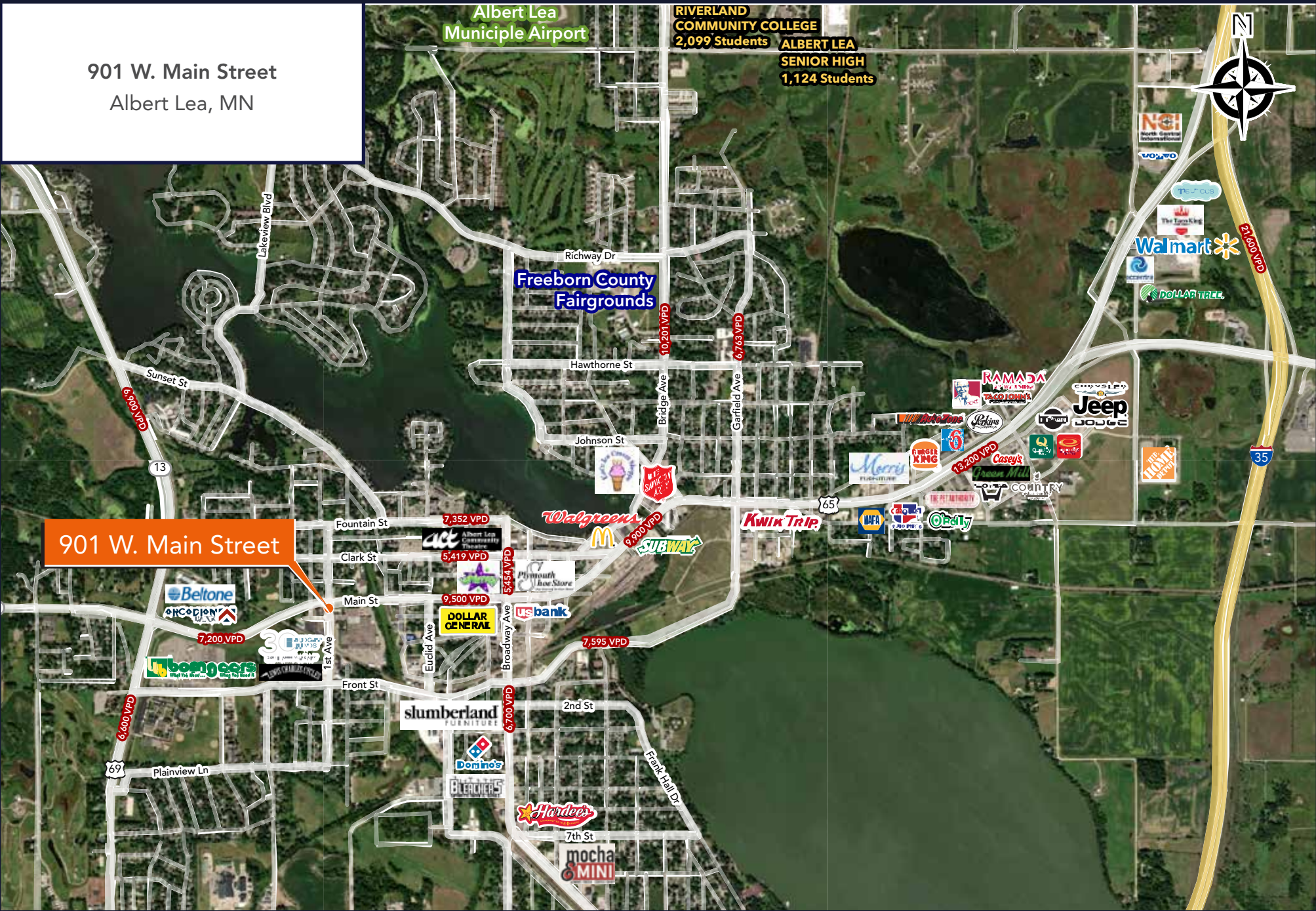








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