

# 901 W. Main Street

ALBERT LEA, MN 56007

# For Sale

GAS STATION



## BUILDING INFORMATION

ASKING PRICE:	\$390,000
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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Cambridge Commercial Realty



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## EXTERIOR IMAGES



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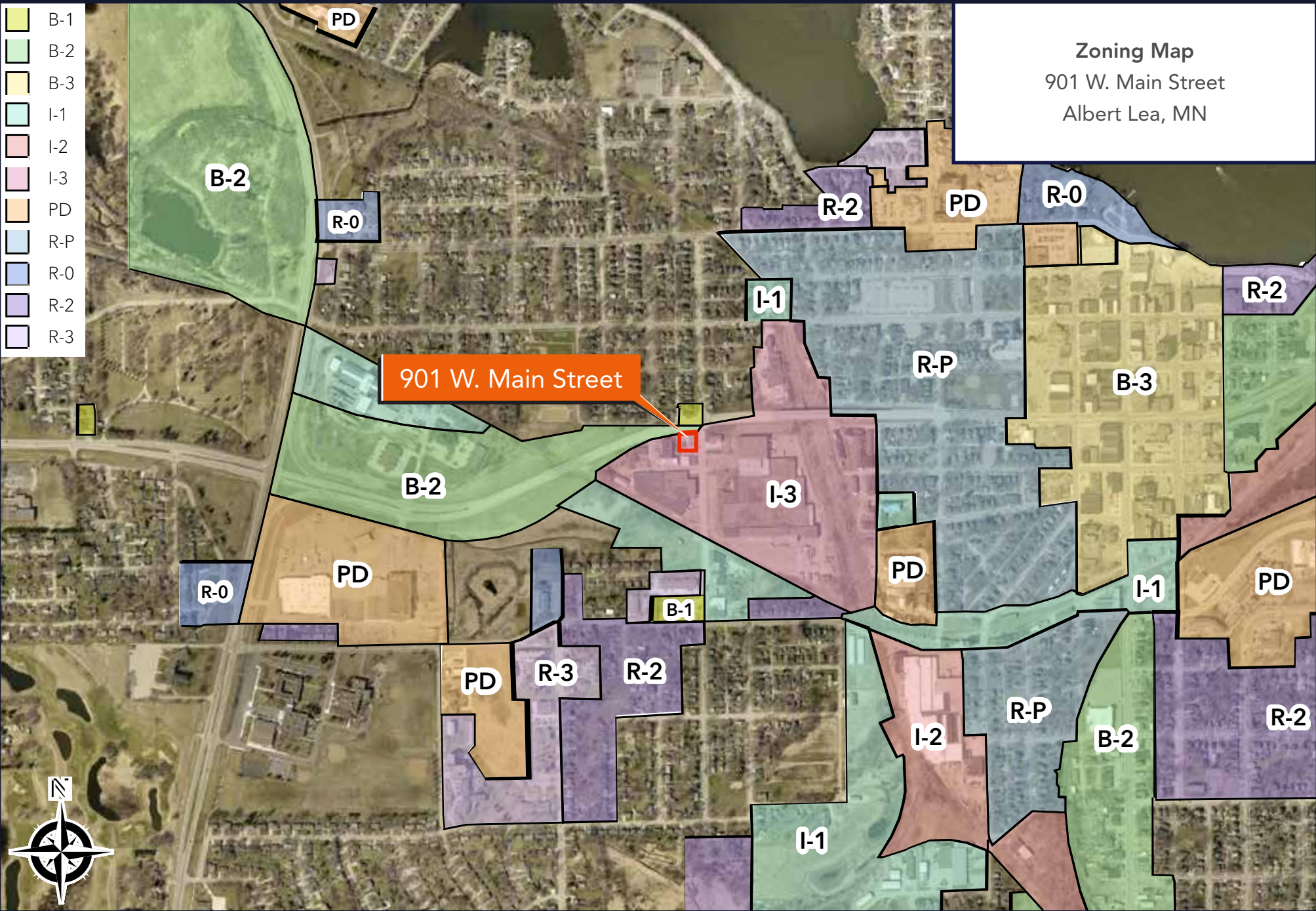
901 W. Main Street  
Albert Lea, MN



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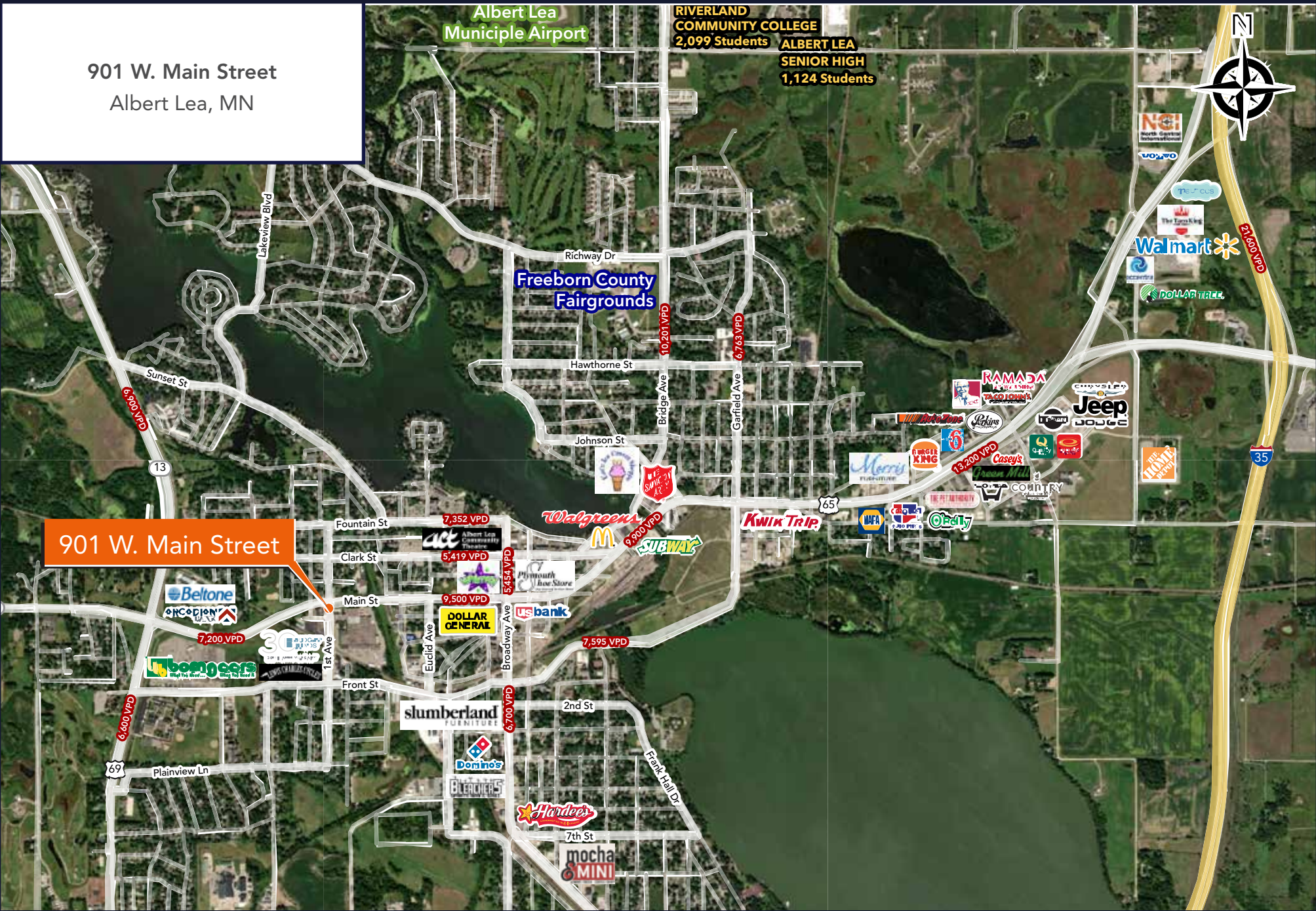


**Zoning Map**  
901 W. Main Street  
Albert Lea, MN





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