

901 W. Main Street

Albert Lea, MN 56007

Online auction conducted via

R MARKETPLACE

December 4 - 6, 2023



OWEN WIESNER

Associate / Broker
312.275.3119
owen@baumrealty.com

ARI TOPPER, CFA

Managing Director / Broker
312.275.3113
ari@baumrealty.com

TYLER DECHTER

Senior Associate / Broker
312.275.3132
tyler@baumrealty.com

VIVIAN PEREZ

Investment Sales Analyst / Broker
312.275.3124
viv@baumrealty.com

BAUM REALTY GROUP, LLC

1030 W. Chicago Avenue, Suite 200
Chicago, IL 60642
www.baumrealty.com



THE AUCTION SALE PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace ("RI Marketplace") in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>).

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RI Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RI Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions.

In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RI Marketplace. For further information, please visit the FAQ, Bidder Registration (<https://rimarketplace.com/faq>).

AUCTION DATE

The Auction end date is set for December 6, 2023.

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the FAQ, Bidding (<https://rimarketplace.com/faq>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RI Marketplace website.

CONTACT INFORMATION

| | | |
|---|---|---|
| Owen Wiesner | Tyler Dechter | Darlene Johnson |
| P: 312.275.3119 | P: 312.275.3132 | P: 202.715.9518 |
| E: owen@baumrealty.com | E: tyler@baumrealty.com | E: djohnson@realinsight.com |

DATES

Auction Start Date: December 4, 2023
Auction End Date: December 6, 2023



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

BUILDING INFORMATION

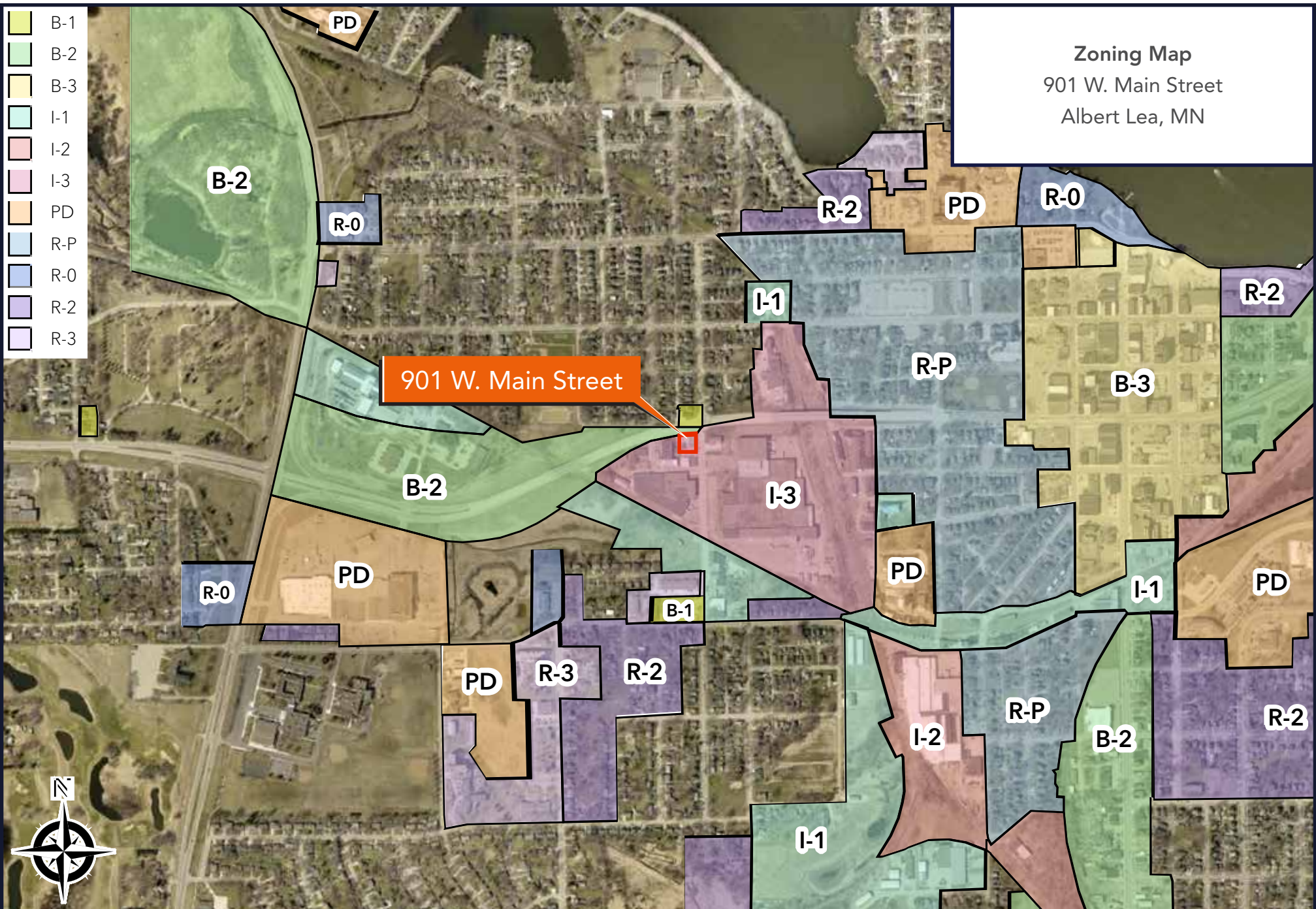
| | |
|--------------------------------|-----------------------------|
| STARTING BID: | \$1.00 |
| LAND SIZE: | ±19,166 SF |
| BUILDING SIZE: | ±960 SF |
| UNDERGROUND FUEL TANKS: | Two (2) 10,000-gallon tanks |
| FUEL PUMPS: | Four (4) pumps |
| FUEL SUBMERSIBLE PUMPS: | Two (2) pumps |

901 W. Main Street
Albert Lea, MN



This map was produced using data from private and government sources deemed reliable.
The information herein is provided without representation or warranty.
Copyright © 2022 Baum Realty Group, LLC. All rights reserved. www.baumrealty.com.





901 W. Main Street
Albert Lea, MN

