



Colliers



For Sale

Sale Price
\$899,000

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955 W Broadway Ave Forest Lake, MN 55025

DRAMATIC PRICE REDUCTION FOR A QUICK SALE

**Car Wash Business For Sale
and/or Redevelopment Opportunity**

CONFIDENTIAL - PLEASE DO NOT APPROACH THE BUSINESS DIRECTLY

This 3-tenant property offering includes a fully staffed owner-operated car wash requiring limited owner involvement. Income from the car wash along with rental income from the two rental spaces create an attractive investment.

Located in the highly desirable Forest Lake retail trade area, the underlying and underused real estate makes for an extremely attractive redevelopment opportunity. Area tenants include Home Depot, Chipotle, Walmart Supercenter, Tires Plus, Northern Tool, Perkins, Running Aces Casino, Hotel and Racetrack, and more.

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Accelerating success.

For Sale

Highlights and Features

- Local and regional trade area
- Just 2 blocks off I-35 and Forest Lake exit
- High traffic counts
- Great visibility
- 2 access points: West Broadway Avenue and First Avenue Northeast
- In the heart of the business district

Property Information

Address: 955 W Broadway Ave, Forest Lake, MN 55025

PID's: 08.032.21.22.0059, 08.032.21.22.0057,
08.032.21.22.0026 and 08.032.21.22.0025

Building SF: 4,680

Available for Lease:

- 780 SF
- 555 SF (drive-thru available)

Parcel Area: 1.18 acres, 51,596 SF

Year Built: 2001

Zoning: B2 - Highway Business District

2025 Tax: \$23,374

Sale Price: \$899,000

Notes: 2017 Tax Cut and Jobs Act allows for up to accelerated depreciation on property improvements for car wash assets



Location Overview

Demographics:

Average Household Population

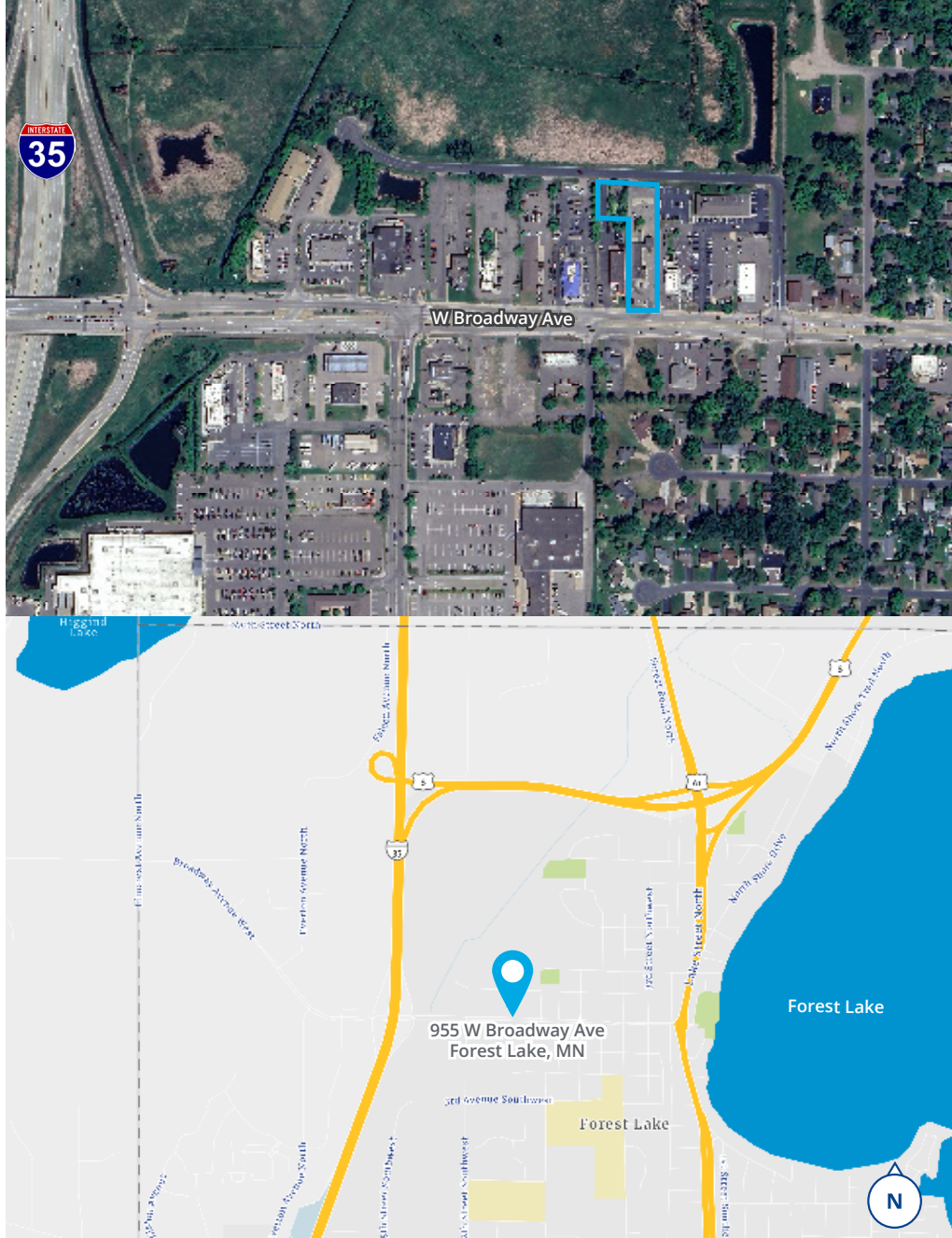
1 Mile	3,223
3 Miles	12,795
5 Miles	21,300

Average Household Income

1 Mile	\$55,528
3 Miles	\$77,808
5 Miles	\$78,262

Traffic Counts:

- I-35 - 67,590 vpd
- W Broadway Ave - 24,665 vpd



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