



**FOR SALE**

**SALE PRICE**  
**\$899,000**

# 955 W BROADWAY AVENUE

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**

The property is currently improved with a 3,345 SF single-bay car wash and two vacant retail spaces totaling approximately 1,335 SF (±780 SF and ±555 SF). The car wash is owner-operated, while the retail spaces have been intentionally held vacant to preserve maximum flexibility for redevelopment or reconfiguration.

The retail bays have a proven history of tenancy, including a tobacco shop and a chiropractic office, and were previously configured as a drive-thru coffee operation, underscoring the site's adaptability to a wide range of retail and service uses. There is demonstrated tenant interest in the market, providing optionality for near-term activation or incorporation into a broader redevelopment plan.

Located on underutilized real estate in a strong Forest Lake retail corridor, this offering presents a value-add or redevelopment opportunity for a buyer seeking to reposition the site through capital investment, enhanced operations, or redevelopment to unlock the property's full potential.

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**Contact us:**  
**Lisa Christianson**  
Senior Vice President  
+1 952 393 1212  
lisa.christianson@colliers.com

**Colliers**  
1600 Utica Avenue S, Suite 300  
St. Louis Park, MN 55416  
P: +1 952 897 7700  
colliers.com/msp

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## 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

2026 Tax: \$24,132

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

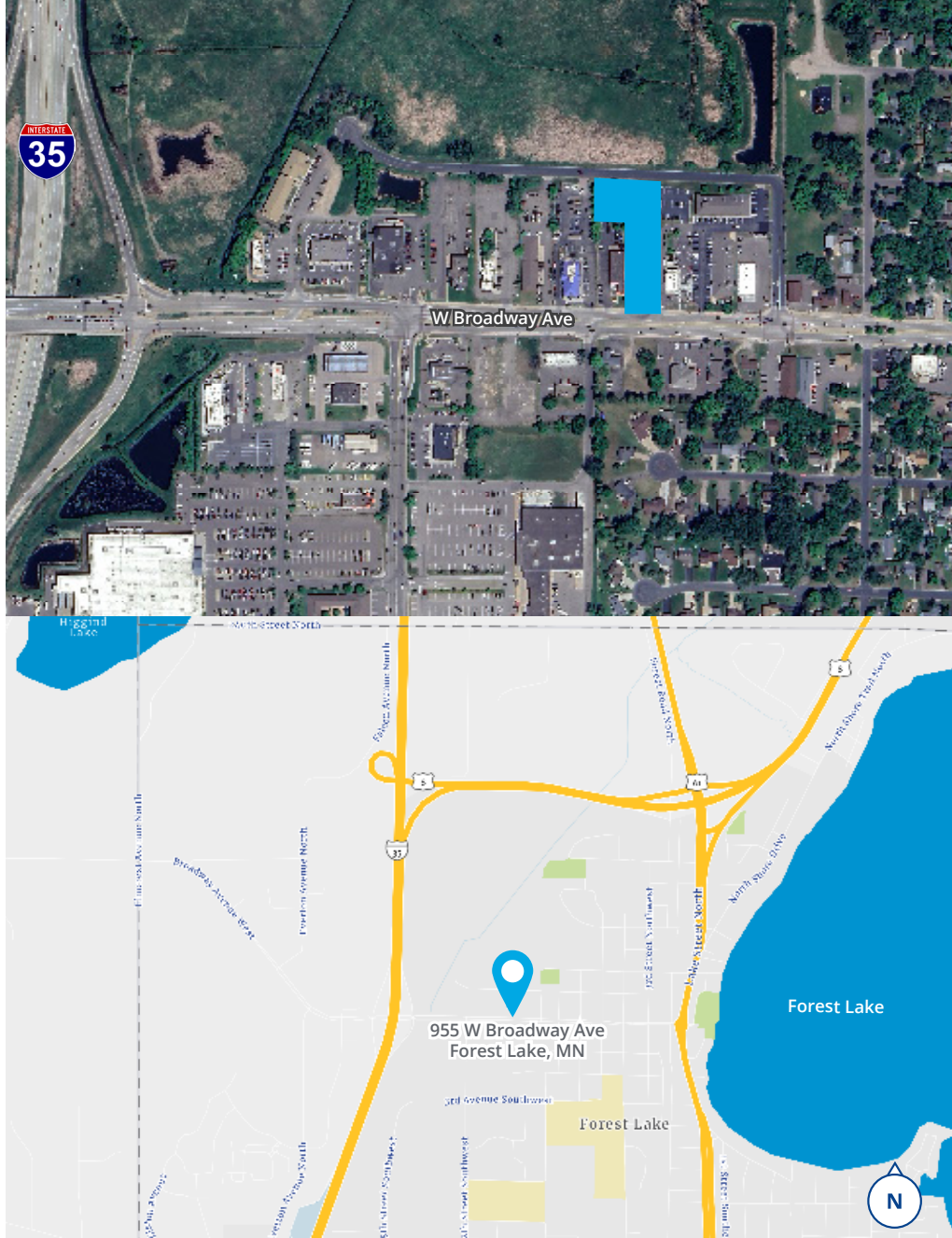
1 Mile	3,223
3 Miles	12,795
5 Miles	21,300

### 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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