



## **SPACE AVAILABLE:**

**21,664 SF TOTAL**

**EAST BUILDING: 6,300 SF**

**WEST BUILDING: 15,364 SF**

## **PRICE:**

**\$399,000.00**

## **HIGHLIGHTS:**

- **BUILDINGS ONLY!** Buyer to assume current ground lease. **BNSF LEASE OF \$68,000.00/YEAR**
- 3 buildings plus carport on 3.26 AC of LEASED land
- 4 access points from Main Street
- Concrete, asphalt & gravel yard
- Excellent visibility & traffic counts along Main St
- Easy access to/from Interstate 94 & Memorial Hwy



**Mathew Reichert**

**Broker | Partner | CCIM**

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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

## SUBJECT PROPERTY



### BUILDING 1

6,300 SF

Drive-Thru Building

(6) Overhead Doors

(2) Overhead Doors

Gas Forced Air Unit Heater

### BUILDING 2

5,124 SF

Entryway vestibule facing N off Main St

Entryway on East & West side of building

Storefront windows providing natural light

Gas Forced Air Heat / AC

### BUILDING 3

10,240 SF

Radiant Heat

Trench Floor Drain

4 Overhead Doors

Drive-Thru Building

**BUILDINGS 2 & 3 ARE CONNECTED.**

GATED/FENCED AREAS BETWEEN THE BUILDINGS.



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## **EAST BUILDING (BUILDING 1)**



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## WEST BUILDINGS (BUILDINGS 2 & 3)



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## **WEST BUILDINGS (BUILDING 2)**



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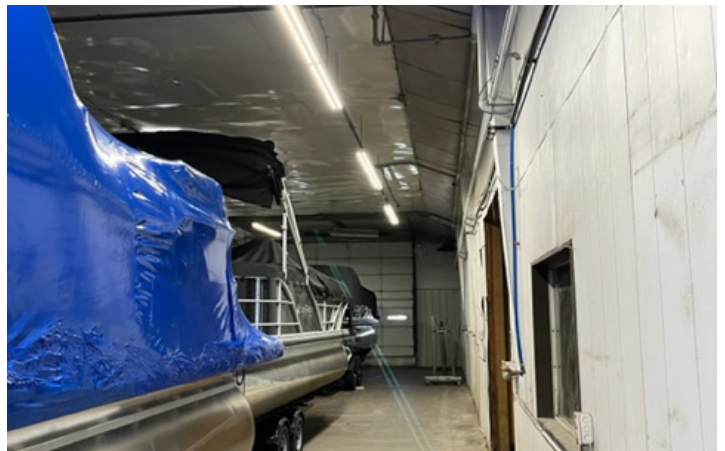
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## WEST BUILDINGS (BUILDING 3)



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## CARPORT CANOPY



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## SUBJECT PROPERTY



## LOCATION MAP



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