



AUTO SALES & SERVICE FACILITY FOR SALE

1325 Highway 12, Litchfield MN 55355



BEST RETAIL LOCATION IN
LITCHFIELD

GREAT VISIBILITY

HIGH TRAFFIC VOLUMES

EASY ACCESS

PROPERTY INFORMATION

- Land Size 3.8 Acres, 426' of Highway 12 Frontage
- Building 19,300 sf
 - 2400 sf showroom - 12,700 sf shop
 - 1200 sf office - 1,000 sf cold storage
 - 2000 sf parts - 3,000 sf mezzanine
- 14' sidewalls
- Infrared heat
- Two exhaust suction systems
- Zoning B-4 Regional Business
- PID 27-2814000
- Price ~~\$1,495,000~~ **REDUCED** to \$1,290,000.00

TRAFFIC COUNTS

Highway 12 5700 vpd CSAH 34 4800 vpd



contact WAYNE ELAM
 direct 763 428 7001
 cell 763 229 4982
 email welam@vantage-point-partners.com
 web- www.vantage-point-partners.com



AUTO SALES & SERVICE – LITCHFIELD, MN

AERIAL VIEWS



contact WAYNE ELAM
direct 763 428 7001
cell 763 229 4982
email welam@vantage-point-partners.com
web- www.vantage-point-partners.com



AUTO SALES & SERVICE – LITCHFIELD, MN



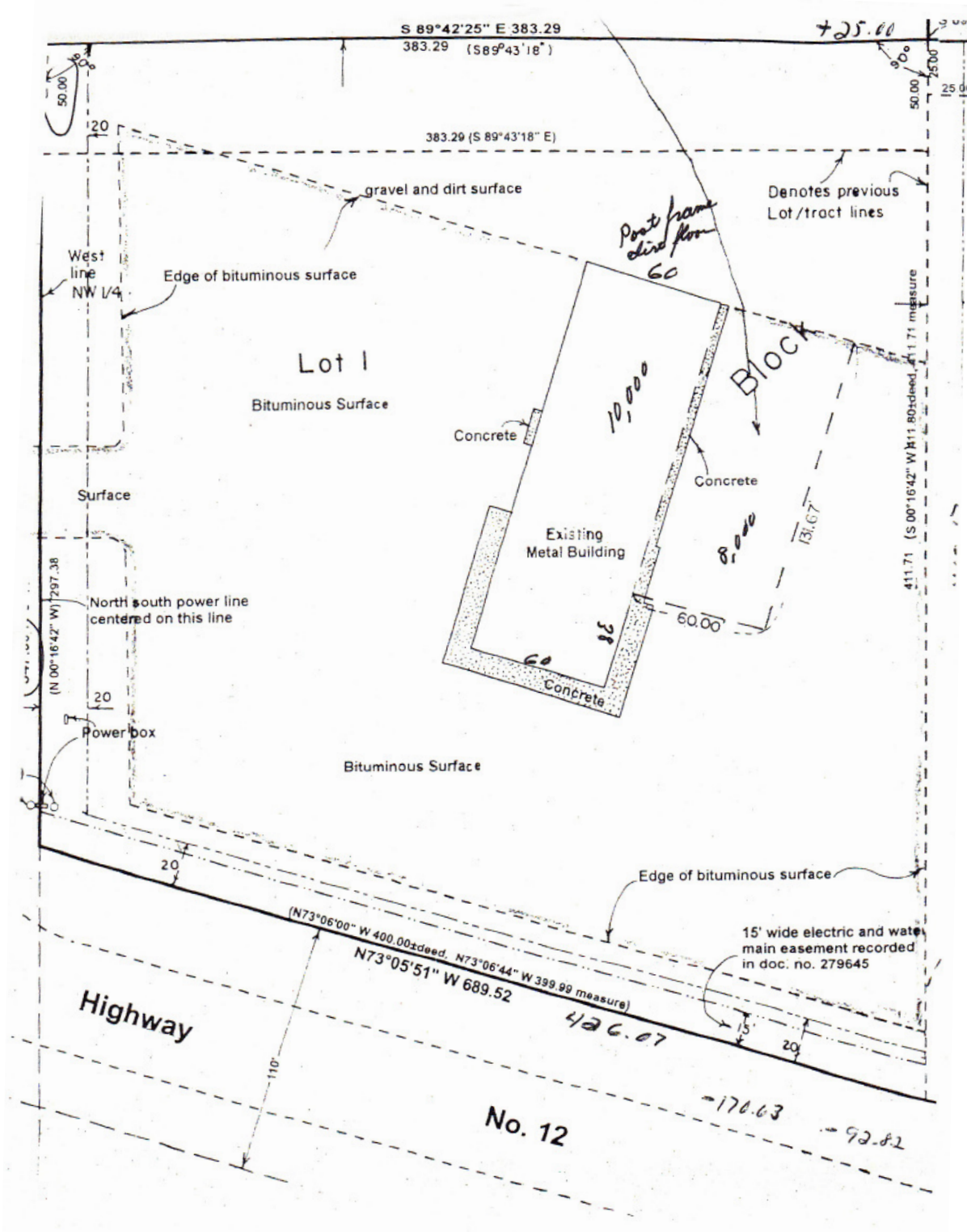
VANTAGE

contact WAYNE ELAM
direct 763 428 7001
cell 763 229 4982
email welam@vantage-point-partners.com
web- www.vantage-point-partners.com

The information contained herein was obtained from sources believed to be reliable, but Vantage Point Partners, LLC has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Vantage Point Partners, LLC disclaims all liabilities in connection with any inaccuracies or incompleteness.



AUTO SALES & SERVICE – LITCHFIELD, MN



contact WAYNE ELAM
 direct 763 428 7001
 cell 763 229 4982
 email welam@vantage-point-partners.com
 web- www.vantage-point-partners.com