



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Brooklyn Park - Business Opportunity FOR SALE

8601 73rd Ave N., Brooklyn Park, MN 55428



**Sale Is For
Business Only**
(All FF&E, Inventory
Included)

**Business Is
Giftware, Souvenir,
and Logo Novelties**

**HUGE PRICE
REDUCTION**

PROPERTY INFORMATION

* Sales Price \$625,000.00

REDUCED TO **\$425,000.00**

- * Sale is for Business (all FF&E, Inventory, included)
- * Buyer to Assume Existing Lease (thru 5/19) (Monthly Gross Rate \$1,672.48)
- * Current space is 1,954/sf (809/sf Office and 1,145/sf warehouse)
- * Well Established business founded in 1956
- * 2nd Generation wholesale giftware, souvenir and logo novelties company with long standing customers throughout the country!
- * Over 700 Existing repeat customers Nationwide
- * Close to major shopping and many services!



**Contact:
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3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

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Brooklyn Park - Business Opportunity

FOR SALE

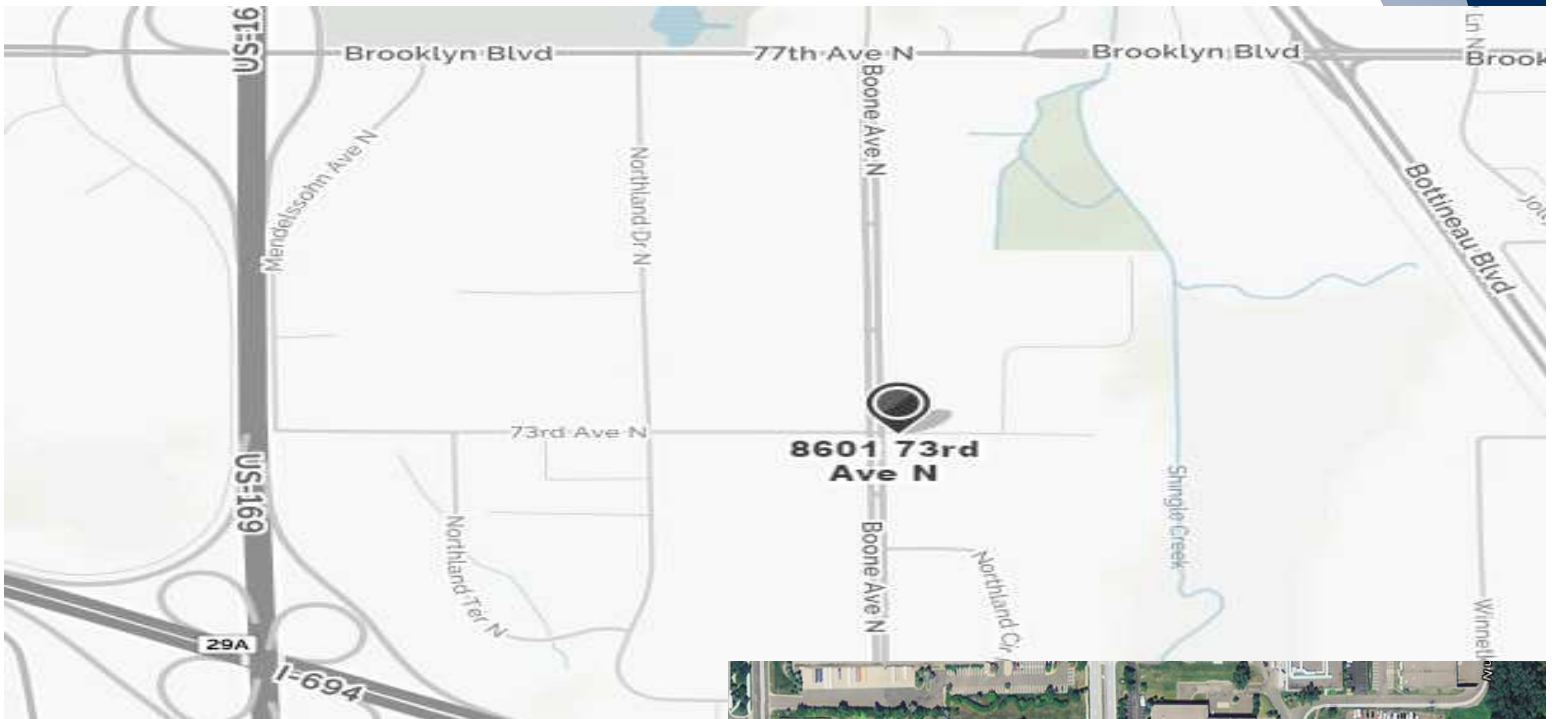
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TRAFFIC COUNTS - 2017

* I-494 - 112,000 VPD

* Brooklyn Blvd. - 15,900 VPD

* Bottineau Blvd. - 23,800 VPD



PROPERTY INFORMATION

- * Located East of Highway 169
- * Minutes From I-94
- * Minneapolis is only minutes away
- * Convenient to transit system for shipping!



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Brooklyn Park - Business Opportunity

FOR SALE

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Over \$600,000
in Inventory!



PROPERTY INFORMATION

- * Space Breakdown:
 - 1,145 s/f Warehouse
 - 809/sf Office
- * Lease Expires May 2019
- * Lease Rate \$1,672.48 Gross

BUSINESS INFORMATION

- * Founded in 1956
- * 2nd Generation Wholsale:
 - Giftware, Souvenir, and logo novelties
- * Long Standing Customers Nationwide
- * Over 700 Existing Repeat Customers
- * Tremendous Cash Flow Historically
- * On Hand Inventory Valued at over \$600,000
- * Great Online Presence
- * Current Owner Retiring
- * Existing Staff unaware of business sale
- * 2015 Sales surpassed \$615,000 (up 10% over 2014)
- * 2016 Sales projected to surpass 2015 by 5.0%



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