



COMMERCIAL REALTY SOLUTIONS  
[www.commrealtysolutions.com](http://www.commrealtysolutions.com)



**PRICE REDUCED**

### PROPERTY INFORMATION

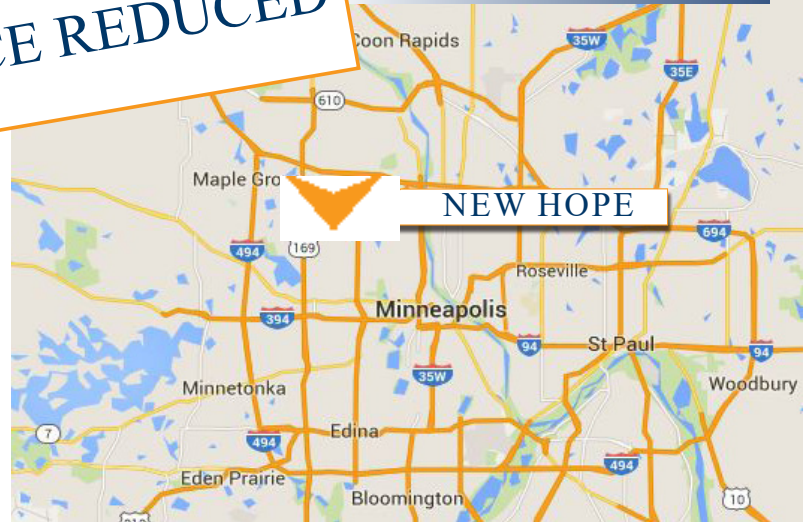
- \* Sales Price \$625,000.00  
REDUCED TO **\$559,000.00**
- \* Sale is for Business (all FF&E, Inventory, included)
- \* Buyer to Assume Existing Lease (thru 5/19)  
(Monthly Gross Rate \$1,672.48)
- \* Current space is 1,954/sf  
(809/sf Office and 1,145/sf warehouse)
- \* Well Established business 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!

## 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**



**Contact:**  
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# FOR SALE

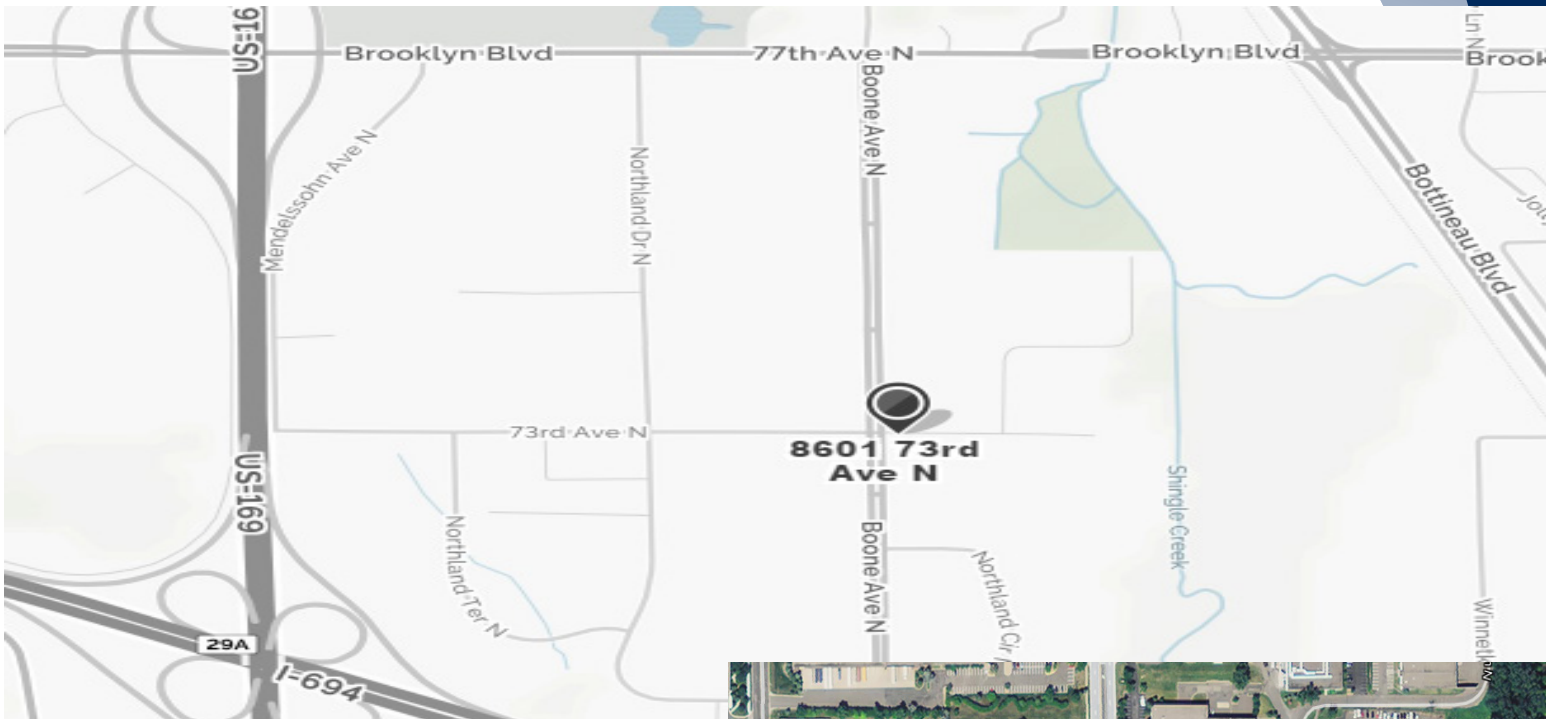
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## TRAFFIC COUNTS - 2017

\* 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

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

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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