



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Grand Rapids - Fitness Center BUSINESS FOR SALE

1200 S.E. 4th Ave., Grand Rapids, MN 55744



Anytime Fitness Franchise

PRICE REDUCED

PROPERTY INFORMATION

- * Sales Price ~~\$169,000.00~~
Reduced to **\$119,000.00**
- * Sale is for BUSINESS ONLY
- * All FF&E Included
- * Buyer to assume current lease
- * Real Estate also available for sale
- * Building is 6,480/sf
- * Lot is .82 Acres
- * 2- Story Building
- * Built in 2005
- * Single or Multi-Tenant Building (metered separately)
- * 30+ Parking Spaces
- * Businesses in the area include: Grand Rapids GM, Timberlake Lodge, Americinn, Caribou Coffee, Target, McDonald's, Walgreens, and more!



Contact:
ERIC O'BRIEN
(612) 281-4163

EObrien@commrealtysolutions.com

3 Highway 55 West, Buffalo, MN 55313

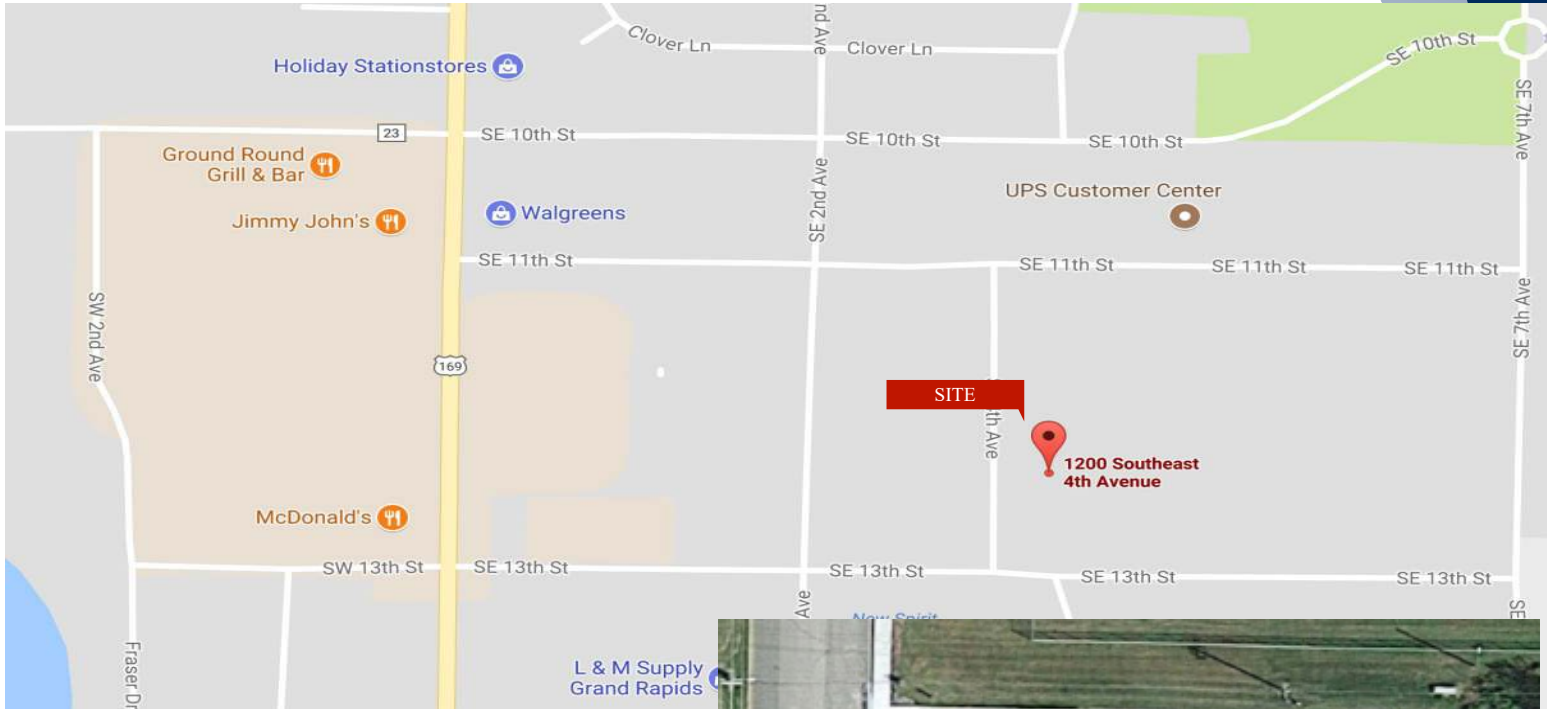
office 763 682 2400 fax 763 682 4524

www.commrealtysolutions.com

Grand Rapids - Fitness Center **BUSINESS FOR SALE**

1200 S.E. 4th Ave., Grand Rapids, MN 55744

**Great
Location!**



PROPERTY INFORMATION

- * Located East of Highway 169
- * Northside of 13th Street
- * Convenient to multiple Highways

TRAFFIC COUNTS - 2017

- * Highway 169 - 18,200 VPD
- * C.R. 23 - 7,000 VPD
- * Airport Road - 3,500 VPD



Contact:
ERIC O'BRIEN
(612) 281-4163

EObrien@commrealtysolutions.com



3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400

fax 763 682 4524

www.commrealtysolutions.com

Grand Rapids - Fitness Center **BUSINESS FOR SALE**

1200 S.E. 4th Ave., Grand Rapids, MN 55744

All
FF&E
Included



BUILDING INFORMATION

- * Private Office and bath w/shower
- * Trainers Office
- * 2 Tanning Spaces
- * Reception Area
- * Uni-Sex Restrooms w/showers
- * Upper Loft Storage Area



Contact:
ERIC O'BRIEN
(612) 281-4163

EObrien@commrealtysolutions.com

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

www.commrealtysolutions.com