



COMMERCIAL REALTY SOLUTIONS

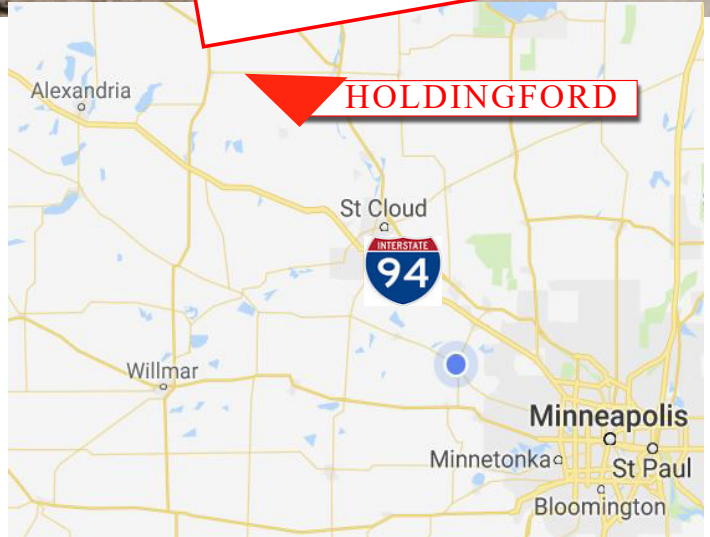
For Sale Car Wash / Mini-Storage 130 Plymouth St., Holdingford 56340



**HUGE PRICE
REDUCTION**

PROPERTY INFORMATION

- * Sales Price \$101,900.00
REDUCED TO **\$95,000.00**
- * Building is 1,224/sf
- * Lot is .016 Acres
- * 2-Bay Car Wash (Single bay operational only)
- * 6 Mini Storage Units (Fully Occupied)
 - (2) 100/sf (10'x10')
 - (4) 200/sf (10'x20')
- * Stearns County PID 58.33729.0000
- * 2019 Taxes \$1,248.00
- * Zoned: Commercial
- * Multi-Tenant Building
- * Businesses in the area include:
USPS, Hardware Hank, American Legion, Stearns Bank, Central MN Credit Union, Jim's Snow-mobile & Marine, and more . . .



Contact:

ERIC O'BRIEN
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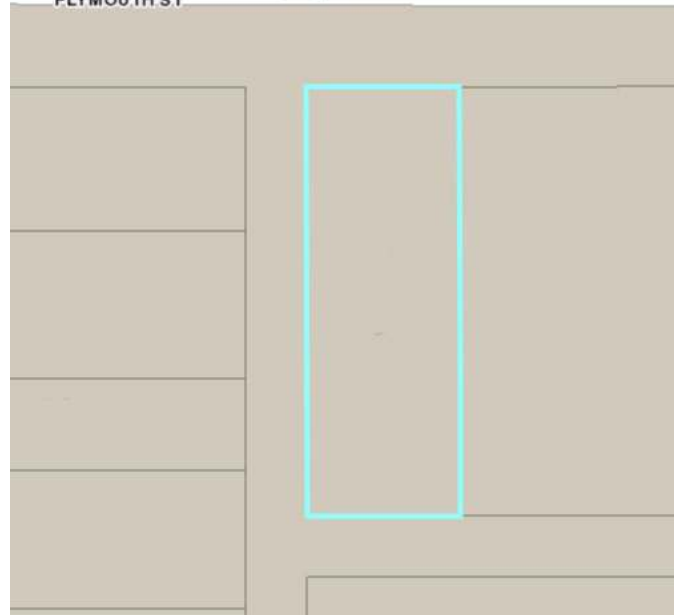
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PROPERTY INFORMATION

- * Located directly behind Stearns Bank and American Legion
- * Near downtown business core.
- * 10 Miles to I-94
- * Near Services and Restaurants



TRAFFIC COUNTS - 2017

- * Highway 17 - 2,950 VPD
- * County Road 9 - 1,050 VPD

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CAR WASH INFO:

- * 2 Bay (One is operational)
- (2) 12'X10'
- (1) 10'X10' (non-operational)
- * Electrical 280V
- * Vacuum Station
- * Great Corner Location
- * Well Maintained Property

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STORAGE UNITS INFO:

- * (4) 100/sf Units (10'x10')
- * (2) 200/sf Units (10'x20')
- * Fully Occupied
- * Located behind Stearns Bank and the American Legion
- * Near Downtown Holdingford
- * Concrete floor