LITTLE FALLS AUTO SHOP

520 Broadway W | Little Falls, MN 56345





PROPERTY HIGHLIGHTS

- 30' x 60' shop/office
- Office & Restroom conditioned
- 3 bays with Mezzanine for additional storage
- 16' ceiling height
- 14' overhead doors





FOR SALE | \$249,900 | 1,800 SF

520 Broadway W | Little Falls, MN 56345



PROPERTY DESCRIPTION

Excellent opportunity to own and operate an existing auto shop at a fraction of the cost. The existing business is in place and operating but if a new owner is not interested in operating as it is currently, feel free to make the changes and run with it! Located directly on Broadway, a main thoroughfare in Little Falls, MN.



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EXISTING EQUIPMENT AVAILABLE:

12,000 lb Four Post hoist with air jacks 15,000 lb Two Post hoist Snap-On Digital tire balancer - 4 years old Snap-On Tire Changer - 4 years old Ben Pearson Exhaust Bender Strut Compressor Air Compressor 100ft. Torch Reel with hose All air hoses Extension Cord Reels Bench Grinder Exhaust Fan Autel TPMS Tool Amsoil Display Oil Drain Tub Garden Hose Exhaust Stands



CONTACT 320.257.5400 RICEPROPERTIES.COM

BEN COPPERTHITE

Rice Real Estate Broker | 612.242.4869 Ben.Copperthite@riceproperties.com



NEIGHBORING BUSINESSES + LANDMARKS

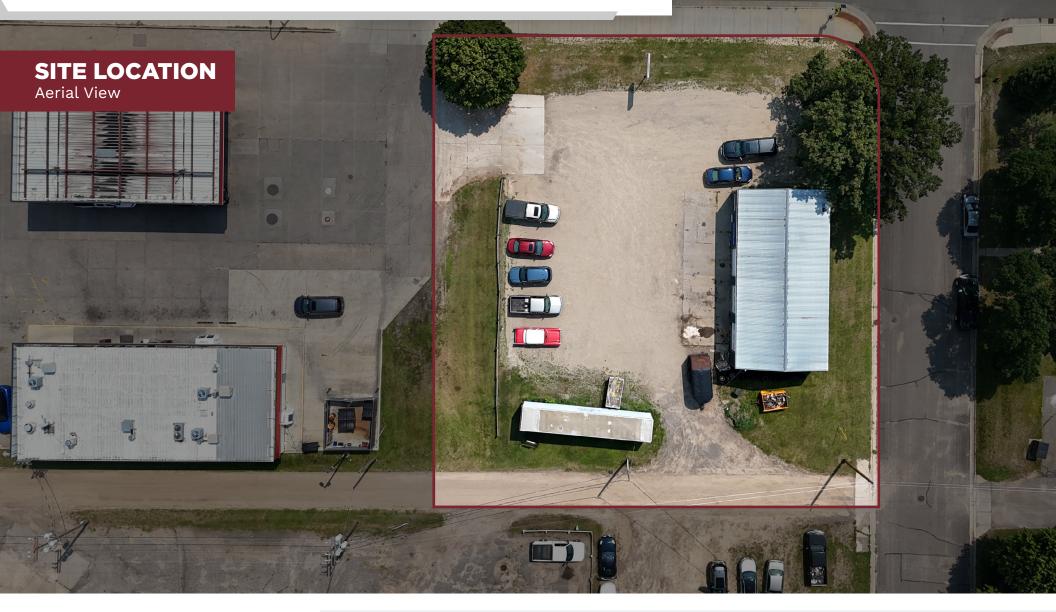
- Highway 27
- Touch Free Car Wash
- Da Fishin Hole
- Speedway
- New 2 You
- Quick & Clean Laundry center

- Minnesota Fishing Museum
- Dollar General
- West Side Cafe
- Westside Liquor of Little Falls
- Picture Ur Property
- Central Minnesota Sr Care

- Lincoln Elementary School
- Bethel Lutheran Church
- Mary of Lourdes Middle School
- Little Falls Area Chamber of Commerce
- Little Falls Machine



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