



THE  
BROOKSHIRE  
COMPANY

# 2905 Oakland Ave W Austin, Minnesota

33,664 SF Available  
for Sale or Lease

Sale Price: \$1,350,000.00  
Rental Rate: Negotiable



## Contact

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# Property Description

The former Chrysler dealership in Austin is located just off I-90 on Oakland Ave. This 33,664 SF facility has the infrastructure in place to benefit auto and industrial users. The B-2 zoning is ideal for retail, commercial and light manufacturing. With few options available on the market in this size range, and priced well below replacement cost, this property is well positioned to help a company or investor get a return on their investment.

## PROPERTY HIGHLIGHTS

- Multi-Use Building
- Flexible Zoning
- Oversize Lot Allows for Expansion
- Great Proximity to I-90

## LOCATION DESCRIPTION

- Nearby highway: I-90
- Austin Market

## PRICING SUMMARY

**Sale:** \$1,350,000  
**Lease:** Negotiable



# Data Sheet

<b>Zoning</b>	B-2 Community Business
<b>Acreage</b>	3.70 Acres
<b>Year Built</b>	1968
<b>Year Renovated</b>	1999
<b>Parking</b>	136 parking stalls
<b>Nearby HWY</b>	Hwy 55 and 494
<b>Building Size</b>	33,664 sq. ft.
<b>Key Areas</b>	
Office SF	7,344 sq. ft.
Warehouse SF	26,320 sq. ft.
<b>Building Construction</b>	Concrete Block/Metal
<b>Ceiling Height</b>	11'10" to 16'6"
<b>HVAC Office</b>	Forced heat & Central AC
<b>HVAC Warehouse</b>	Radiant heat
<b>Column Spacing</b>	Varied - approx. 55'x24'
<b>Roof</b>	
Construction	Metal and Rubber

<b>Utilities</b>	
Electricity: Total amps	800 amps
Electricity: Volts	480 V, 3 phase
<b>Dock</b>	
Number/Size of Doors	2 - Interior
<b>Drive-in</b>	
Number/Size of Doors	3 (12'x11') 3 (12'x14') 2 (14'x14')
<b>Bathrooms</b>	4
<b>Water</b>	Municipal
<b>Sewer</b>	Municipal
<b>Gas</b>	Municipal
<b>Electric</b>	Municipal







MAYO CLINIC

Hardee's

SUBWAY

Hormel Foods

BURGER KING

Kwik Trip

THE HORMEL INSTITUTE  
UNIVERSITY OF MINNESOTA

SUBWAY Walgreens

Papa Murphy's TAKE 'N BAKE PIZZA

taco john's

Kwik Trip

DQ

Godfather's Pizza

McDonald's

Wescott Spot Complex

ALDI

RIVERLAND Community College

Applebee's

Culver's

Ashley HOMESTORE

GRILL & BAR

Pizza Ranch

Caribou

JOANN

Walmart

Hobby Lobby

HqVee

Perkins

Pizza Hut

Kwik Trip

QDOBA MEXICAN EATS

Arbys

McDonald's

2905 W Oakland Ave, Austin, MN 55912

B CO

THE BROOKSHIRE COMPANY

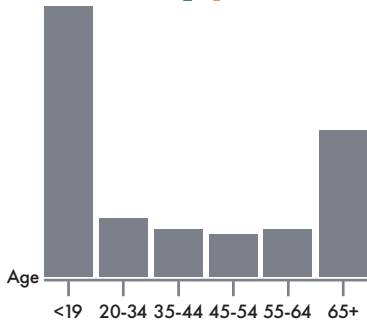
# AUSTIN WORKS

## POPULATION

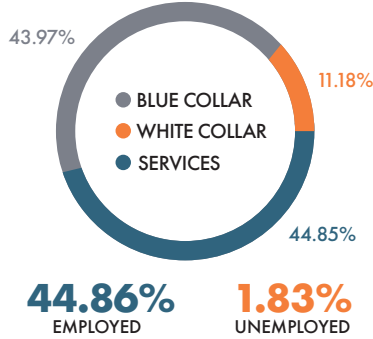
29,148

## GENDER & AGE

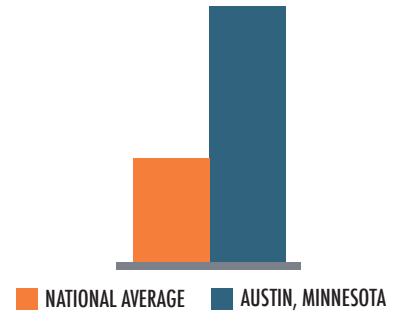
48.12%  51.88% 



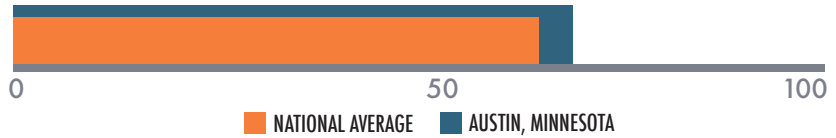
## EMPLOYMENT



## MANUFACTURING REPRESENTATION



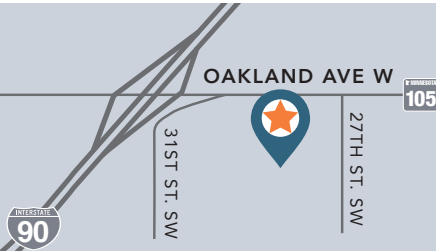
## LABOR FORCE PARTICIPATION



## A GREAT PLACE TO BE SEEN

### IMPORTANT LOCATIONS:

- 20 Minutes to Interstate 35
- 45 Miles to Rochester, MN
- 99 miles to Downtown Minneapolis



## AUSTIN

51,452  
ESTIMATED DAILY TRAFFIC

**Growth Industries:** Austin is home to an innovative, Fortune 500 food company, a world-class cancer research center, and some of the most robust agricultural production in grain and livestock in Minnesota and the US.

## AVAILABLE INCENTIVE PROGRAMS

- Job Creation Fund
- Minnesota Investment Fund
- PACE Financing
- Minnesota Angel Tax Credit
- Minnesota Job Skills Partnership
- Minnesota Job Training Incentive
- First-Line Supervisors or Retail Sales Workers

## OCCUPATIONS WITH ABOVE AVERAGE LQ

The Location Quotient (LQ) compares the concentration of a certain occupation in a specific area to the national average. An LQ greater than 1 indicates a higher concentration than the national average.

51-0000	Production Occupation	2.51
45-0000	Farming, Fishing and Forestry Occupations	1.55
53-7062	Laborers and Freight, Stock, and Material Movers	1.37
	Farmers, Ranchers, and other Ag Managers	4.41
53-3032	Heavy and Tractor/Trailer Truck Drivers	1.27
49-9071	Maintenance and Repair Workers, General	1.28
41-1011	First-Line Supervisors or Retail Sales Workers	1.23



For more information, contact  
the Brookshire Co.

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