



For Sale

5272 W BROADWAY CRYSTAL AUTO DEALERSHIP

5272 W Broadway, Crystal, MN 55429

SAM CARTER

VICE PRESIDENT

(651) 335-2110

Sam@obsidiangroup.com

JASPER GANTRIIS

ASSOCIATE

(612) 669-1654

Jasper@obsidiangroup.com

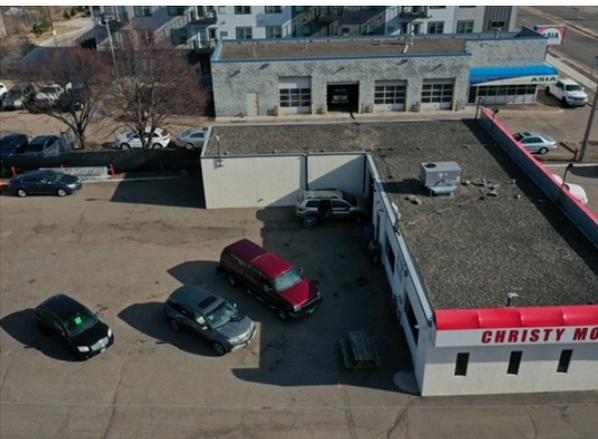


OBSIDIAN
GROUP

OBSIDIAN GROUP

Property Profile

Strategically located in Crystal's high-traffic commercial corridor, 5272 W Broadway Ave offers premier visibility and versatility for retail, service, or redevelopment. This prime site features excellent frontage, easy access to Highway 81, and close proximity to major new residential growth. It is an exceptional opportunity for an owner-user or investor looking to secure a high-exposure location in a thriving Twin Cities hub.



Price: Negotiable

Building Size: 2,755 SF

Parking: Front Lot: 15 Stalls
Back Lot: Up to 40 cars

Drive-In Doors/Bays: Three drive-ins with lifts included
Three Auto Bays

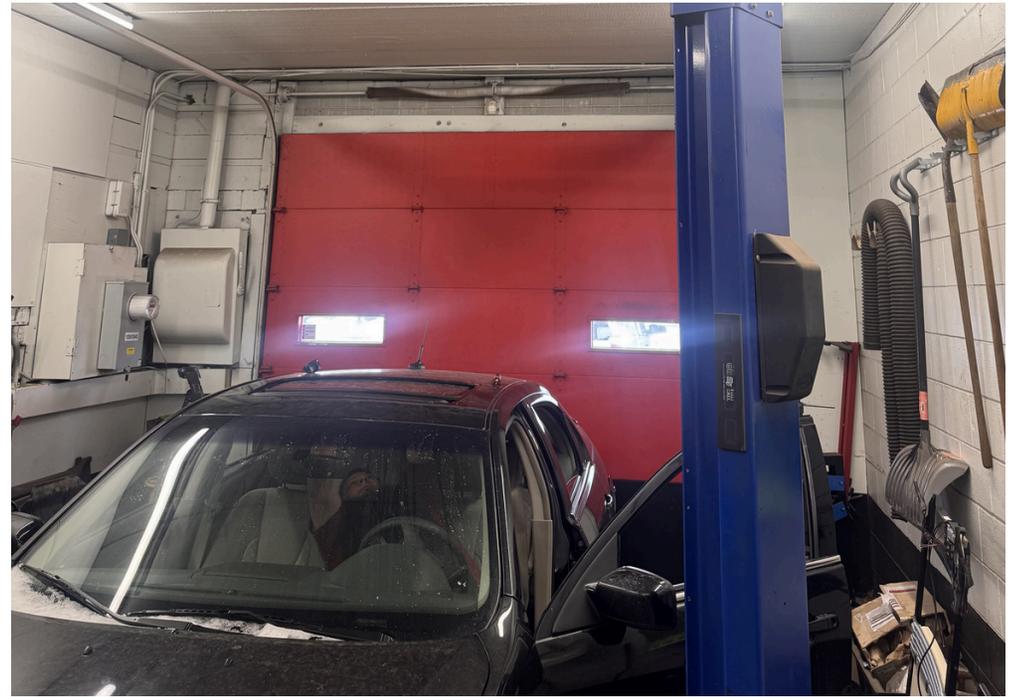
Zoning I (Industrial) Zoning

Uses Auto Repair / Dealership

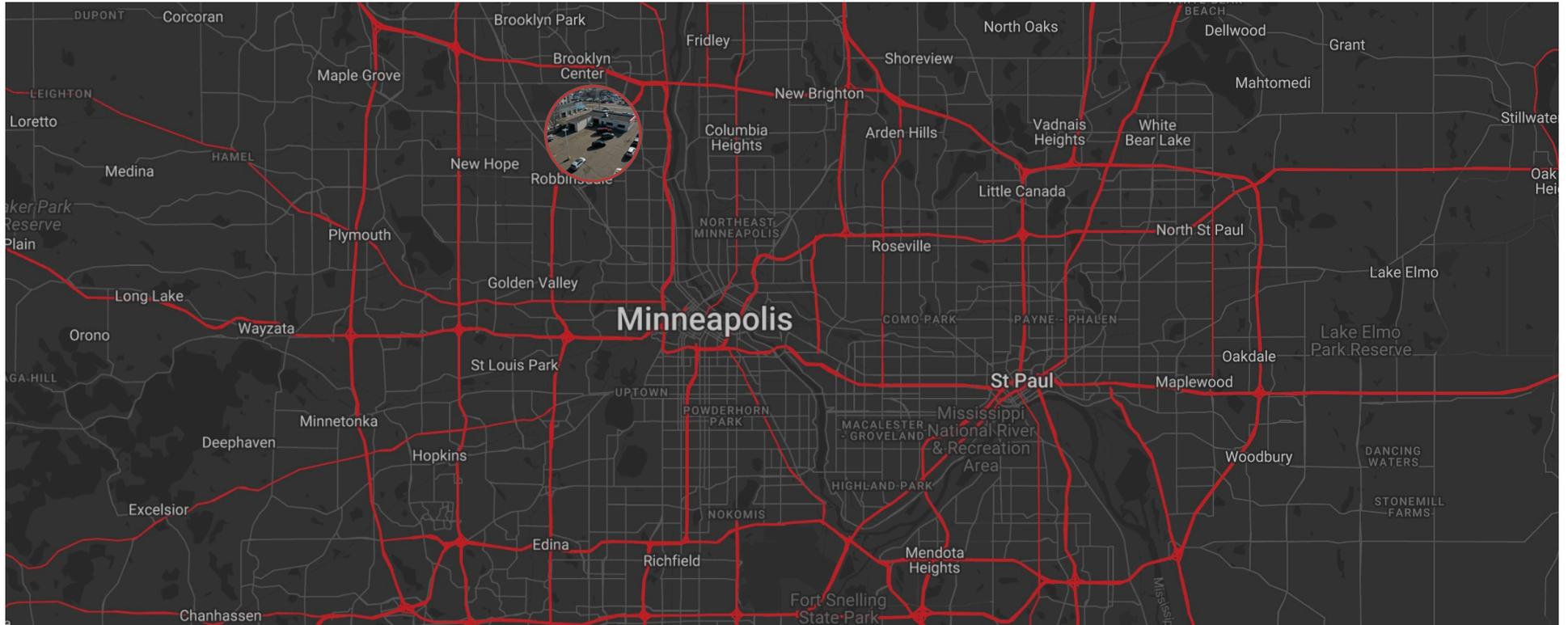
Land Area: 0.57 Acres



Property Photos



Property Aerial



POPULATION		1 MILE	3 MILES
POPULATION		11,464	113,430
MEDIAN AGE		39.10	38.60
DAYTIME EMPLOYEES		3,295	43,836
HOUSEHOLDS		1 MILE	3 MILES
HOUSEHOLDS		4,525	44,190
MEDIAN HH INCOME		\$86,851	\$78,281

For more Information on

5272 W BROADWAY CRYSTAL AUTO DEALERSHIP

5272 W Broadway, Crystal, MN 55429

SAM CARTER

VICE PRESIDENT

(651) 335-2110

Sam@obsidiangroup.com

JASPER GANTRIIS

ASSOCIATE

(612) 669-1654

Jasper@obsidiangroup.com

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

OBSIDIAN GROUP

