

FOR SALE

656 Lincoln Ave SE St. Cloud, MN 56304

2,720 SF BP CONVENIENT STORE



 **BILL MOLITOR**
— COMMERCIAL —
— AGRICULTURE —
RE/MAX RESULTS

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PROPERTY FEATURES

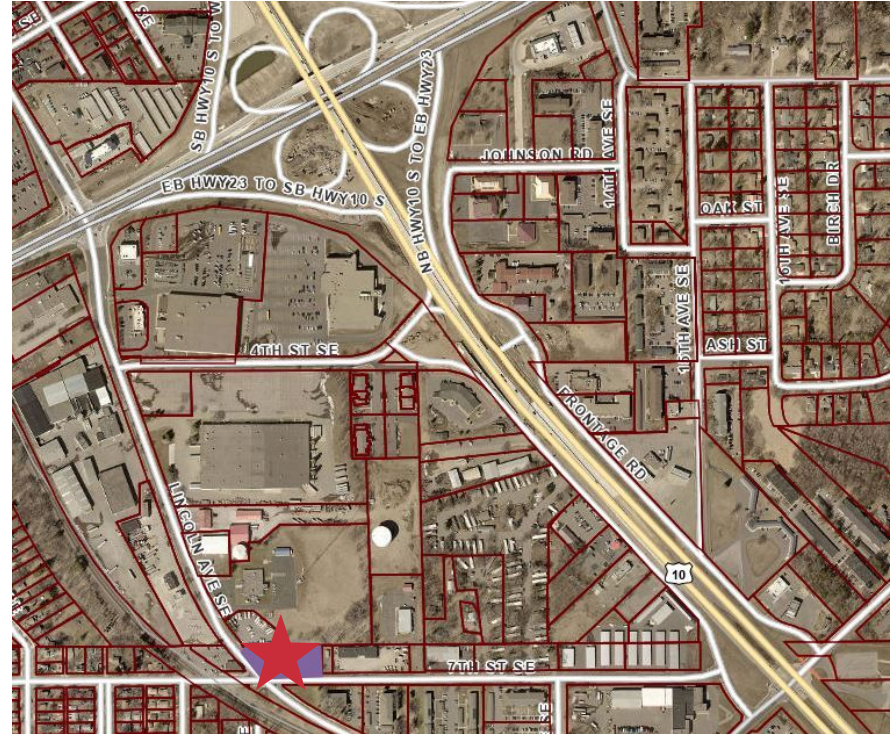
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Building Information

Building SF	2,270 SF +/-
PID#	85.004390105
Gas Contract:	BP with 8 years remaining on the gas contract
Building Layout:	Typical layout of a convenience store, 11 doors, walk in, rear load cooler
Kitchen Area	Turn-key, 14' type 2 hood, walk in cooler, three compartment sink, hand sinks, etc.
Clear Height	10'
Parking	15+ Parking stalls
Lot Size	42,340 square feet
Year Built	2000
Tank Size	10,000 gallons total
Inside Sales	\$100,000 per month
Gallons of Gas Sold	40,000 per month
Sale Price	\$1,500,000 to include Real Estate & FF&E
Inventory	TBD on date of sale
2025 Taxes	\$12,880

- Property has an updated canopy with 4 new dispensers
- Located near several large apartment complexes
- Just a couple block from Hwy 10 offers a quick commute to the Twin Cities or St Cloud market.
- Parking lot is in good condition
- St Cloud is home of Centra Care and St Cloud Hospital one of the largest employers in the area, Close to St Cloud State University



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