

FURY RAM TRUCK CENTER

11144 Stillwater Blvd Lake Elmo, MN 55042



FOR MORE INFORMATION CONTACT:

STEVE OGREN

C: 651.485.8716

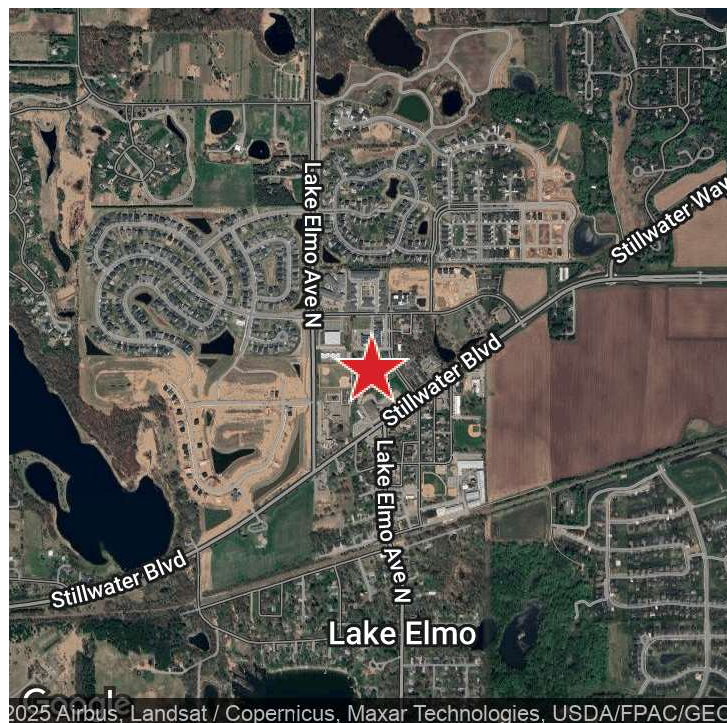
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Executive Summary



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SALE PRICE **\$4,999,995.00**

OFFERING SUMMARY

Lot Size:	6.47 Acres
Year Built:	1999
Zoning:	GB General Business
PID #:	13.029.21.23.0004
Taxes 2025:	\$85,240.00
Building Size:	22,932 SF
Utilities:	City Water, Septic System

PROPERTY OVERVIEW

The site area is ideal for a larger commercial user, or could be subdivided to accommodate smaller users.

PROPERTY HIGHLIGHTS

- Showroom Office: 6,466 SF
- Service Parts: 15,864 SF
- Parts/ Mezzanine: 597 SF
- Topography: Level

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Property Details

- Foundation: Reinforced Concrete
- Frame: Steel
- Exterior Walls: Painted Masonry
- Interior Walls: Textured and Painted Drywall
- Roof: Built-up Composition
- Ceiling: Suspended Acoustical Tile
- Exterior Lighting: Mercury Vapor Fixtures
- Interior Lighting: Recessed Fluorescent Fixtures
- Flooring: Carpet and Ceramic Tile
- Stairwells: Two stairwells to parts mezzanine
- Fire Protection: Sprinklered and Smoke Detectors
- Furnishing: Personal Property Excluded
- Parking: Asphalt Paved Open Parking



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Interior Photos



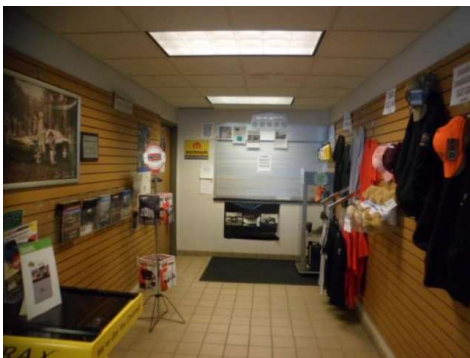
Showroom



Customer Waiting Area



Office Area



Retail Parts



Office



Breakroom

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Exterior Photos



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Exterior Photos



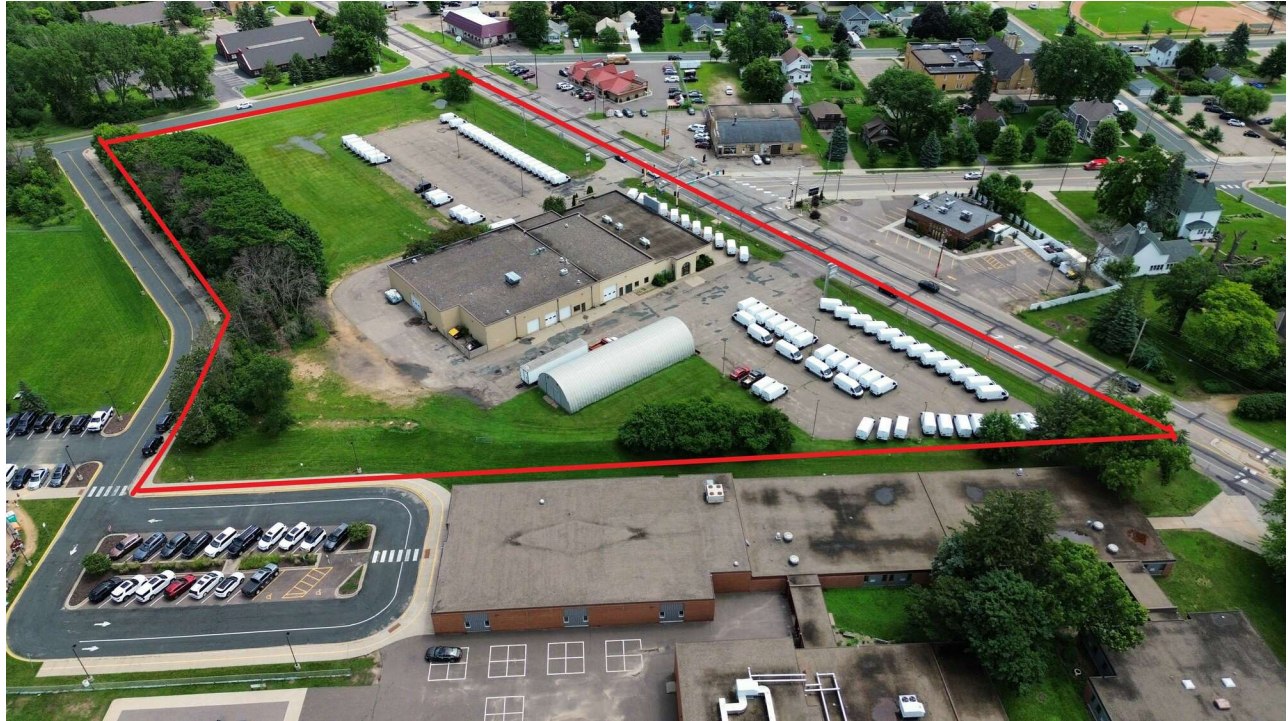
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Additional Photos



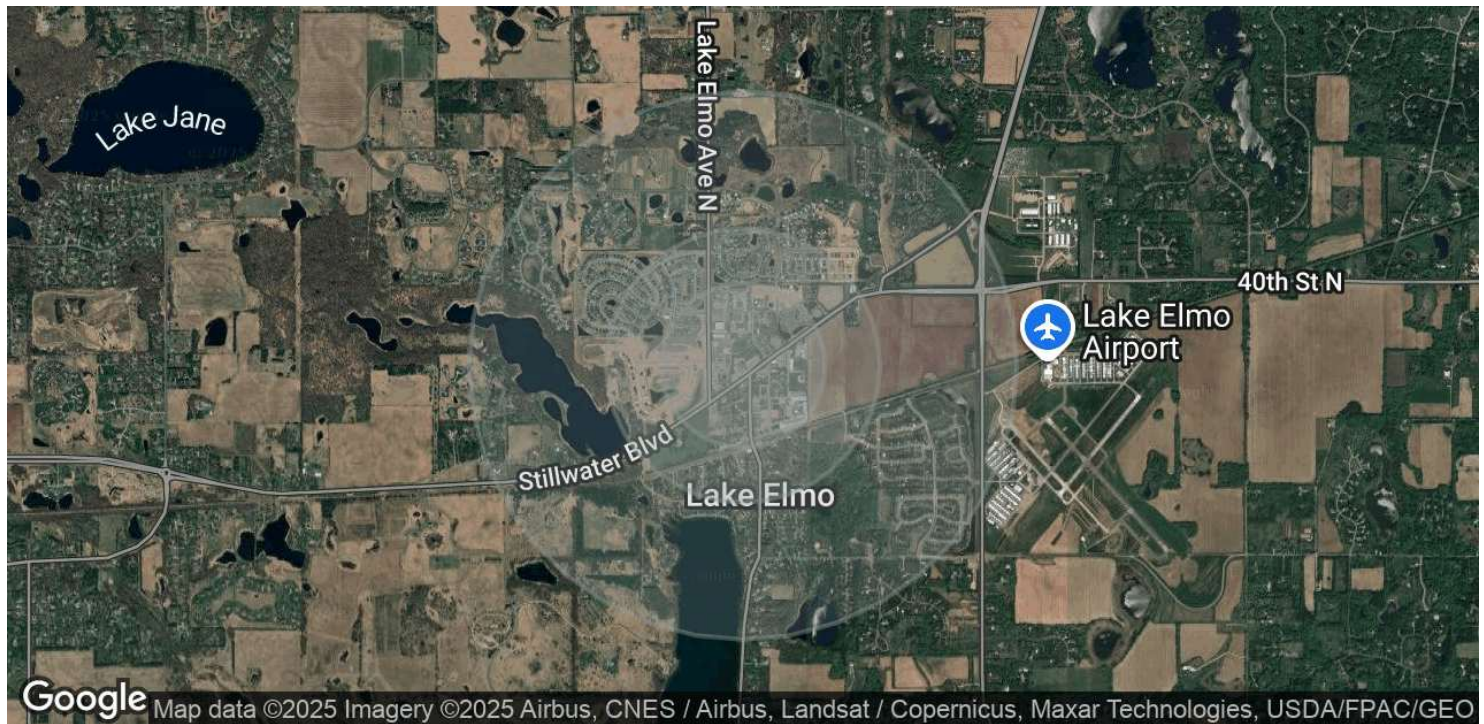
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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	230	624	1,857
Average Age	40	40	40
Average Age (Male)	39	40	40
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	80	217	645
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$235,594	\$227,002	\$237,559
Average House Value	\$695,695	\$702,570	\$694,195

Demographics data derived from AlphaMap

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