



Each office independently owned and operated

RE/MAX ADVANTAGE PLUS

1251 Town Centre Drive
Eagan, MN 55123
REMAXCOMMERCIAL.COM

FOR SALE | RETAIL PROPERTY

26680 LAKELAND AVENUE NORTH

WEBSTER, WI 54893

FOR MORE
INFORMATION
CONTACT:

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LUIS OLVERA

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OFFERING SUMMARY

Sale Price:	\$600,000
Building Size:	2,304 SF
Lot Size:	1.68 Acres
Price / SF:	\$260.42
Year Built:	2008

PROPERTY OVERVIEW

Fantastic opportunity to own your own business in the heart of cabin country! Profitable, well-established multi-faceted business: Husqvarna small motor sales and repair, American Steele Buildings sales, Old Hickory Sheds, golf cart battery sales and wood pellet sales. Owner has created a well-run business with additional opportunity for growth. Owner willing to be available to make a smooth, successful transition for new owner. Multiple buildings include: 32x72 (2304 sf) main building with 32x32 office area. 1/2 bath and 2 outbuildings and 4-wheel drive forklift. Many sheds and outbuildings are not owned by seller but property of American Steele and Old Hickory Sheds. Additional 41 acres behind building is available to purchase for an additional \$150,000. Come see it today.

PROPERTY HIGHLIGHTS



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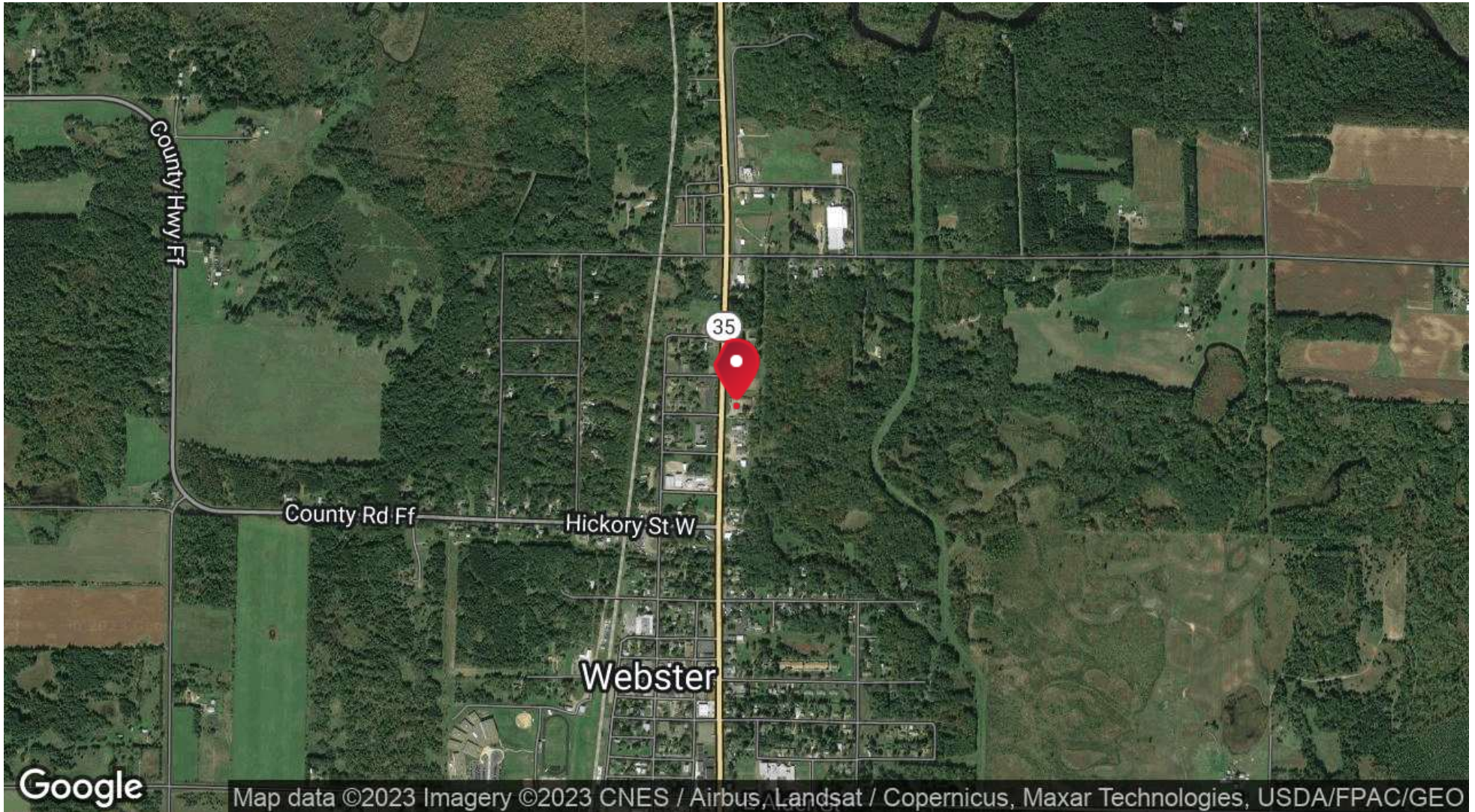
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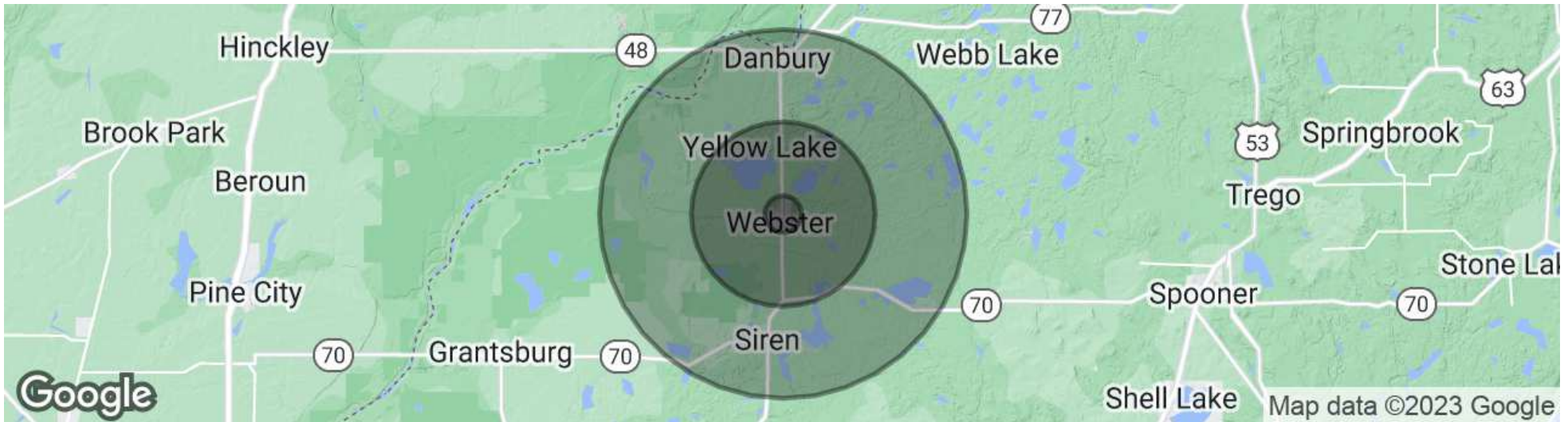
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	131	2,284	6,994
Average Age	47.1	50.9	53.7
Average Age (Male)	46.6	49.9	53.4
Average Age (Female)	47.4	51.4	53.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	95	2,233	7,068
# of Persons per HH	1.4	1.0	1.0
Average HH Income	\$36,524	\$31,098	\$30,901
Average House Value	\$115,757	\$145,988	\$163,758

* Demographic data derived from 2020 ACS - US Census



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