

RBOMN

Restaurant Brokers of Minnesota, Inc.
Brokerage | Project Management | Property Management

Lexington BP

For Sale - \$3.55MM

\$2.8MM Land & Bldg. \$750MM Business

374 N Lexington Pkwy Hwy 94
St. Paul, MN 55104



Terms: Cash or Terms acceptable to Seller

Current Property #1 Taxes for 3 lots: \$49,728.00

Lot 1: PID 352923320151

Lot 2:: PID 352923320149

Lot 3: PID 352923320150

Gas Sales: \$75,000 Gallons per month

Inside sales: \$65K per month—NO LOTTERY

*Allocation of Purchase Price

\$2.5 Million for Real Estate plus \$300K extra lot

\$750,000 for Business

Profit from Business: \$260,000—\$280,000

*If Rented \$13,000 per month NNN

Store Size: 2,500 SF approximately

Lot Size: .85 Acres

Years Established: Current owner since 2000

Reason For Selling: Other interests

Additional Comments:

* Gross revenue \$4,358,000

* Unlimited potential to multiply business

* Run by absentee owner

* Easy off/on freeway access

* 4 years remaining on BP contract

* Could use some TLC

* Car wash is not working



Please Contact:

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NOTICE: This is a confidential listing - do not discuss this property with employees or owner.
Information is provided by the Seller - neither RBOMN nor its Agents guaranty its accuracy or comprehensiveness.

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