

## Information on 7800 Medicine Lake Road

**Lot and Building:** Lot size is 15,682 sq. ft. and lot dimensions are 115 x 138 x 116 x 96 x 30. The building is 2242 sq. ft. Exterior is mostly block and the roof has asphalt shingles. The electrical service is 400 amp. 3 phase service. Included is gas forced air heater and gas water heater. Canopies cover the gasoline positions.

**Garage Area:** The garage area on the south side of the building has two bays, with a lift in each bay. On the west side, there is a single garage bay, also with a lift. Lifts are newer. Includes overhead doors that are 10 feet high and 10 feet wide. Seller is also leaving the air compressor.

**Office/Food Area:** Office/Food area is 20 x 20 with counters, cabinetry, walk-in coolers and freezers and storage cabinets. The seller is leaving the cash register, which is wired to the pumps. Internet is DSL. There is a bathroom within the office/food area.

**Gas Pumps and Tank:** There are four gas dispensers, with 8 gas positions for use. In 1991, the previous owner replaced the three underground storage tanks and the used/waste oil tank. See the supplement for more information. Seller has the tanks checked yearly, with the last one completed in March of 2025. Seller to provide buyer with a copy. Veeder Root is included.

**Parking:** On site parking for 12 vehicles, including one handicap site.

**Location:** Great location on the northeast corner of Medicine Lake Rd and Winnetka Ave. Includes hi-rise sign and ID sign.

**Taxes:** Real estate taxes for 2025 are \$12,329.

**Sale Terms:** Seller is asking either conventional financing or cash. Seller will not carry any financing.