



H&G Auto Sales & Service

1508 7TH St N, Princeton, MN 55370

Business Overview:

- Well-established revenue stream.
- Specializing in cars up to: \$15,000.00
- Sells 300-400 units annually.
- Annual growth, with 2023 marking the highest revenue year to date.

Location Advantage:

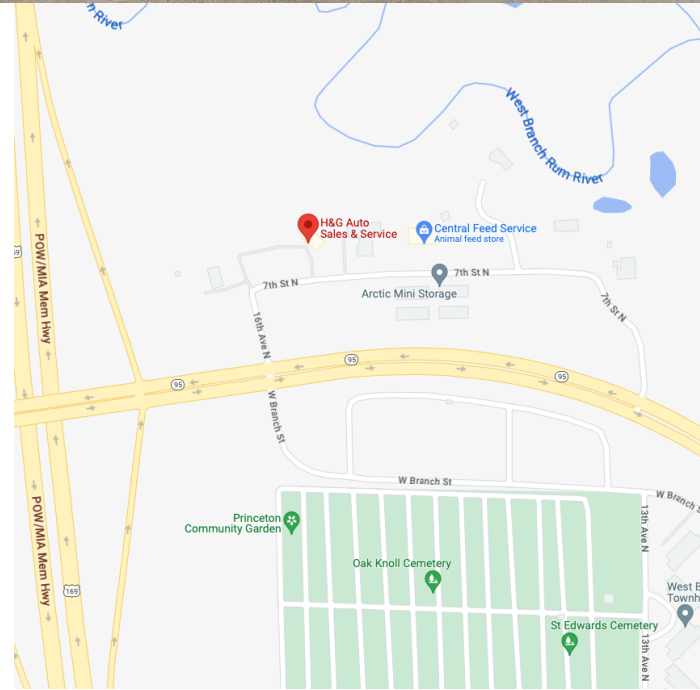
- Strategically located on the northeast corner of highway 95/169.
- Across the highway from Walmart, ensuring high visibility.
- 15,000+ vehicles pass through daily.
- Easy access to main traffic arteries.

Property Details:

- Two side-by-side lot parcels with distinct PID numbers.
 - 3,248 SF building:
 - Shop space: 1,135 SF.
 - Office space: 701 SF.
 - Upstairs finished breakroom in the Mezzanine: 944 SF (fully furnished with appliances and washer/dryer).
- Currently set up for three individual suites.
- Potential for two more additional suites with an outside entry for potential rental.

Facility Features:

- Two separate bathrooms on the main floor for customer and employee use.
- Additional third bathroom upstairs.
- New AC/Furnace & Roof.



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FOR SALE - \$750,000

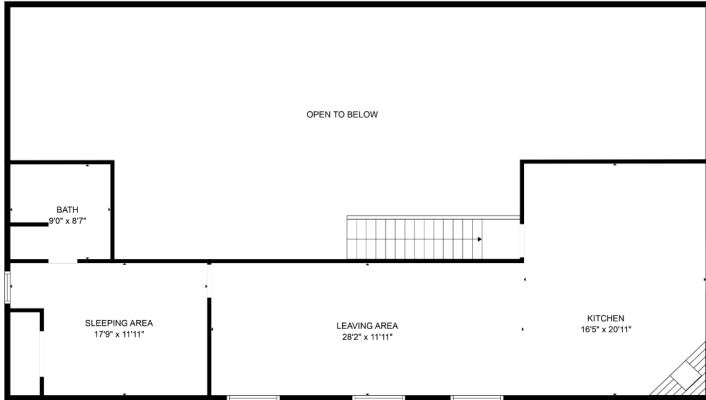
Property Photos



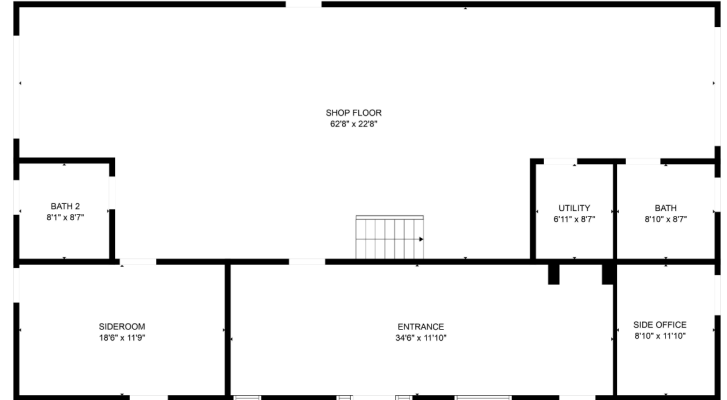
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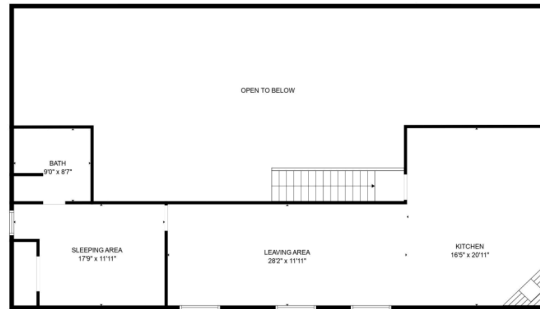
www.jaccommercialgroup.com



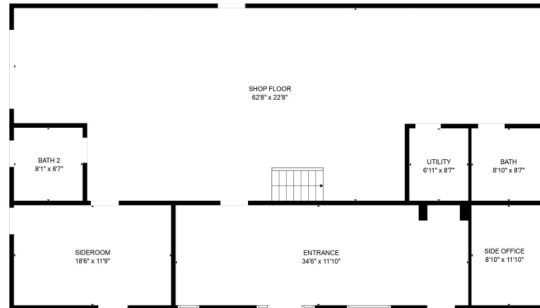
GROSS INTERNAL AREA
FLOOR 1: 2135 sq. ft., FLOOR 2: 1003 sq. ft.
EXCLUDED AREAS: UTILITY: 60 sq. ft., OPEN TO BELOW: 1191 sq. ft.
TOTAL: 3138 sq. ft.
MEASUREMENTS ARE CALCULATED BY CURBUSA TECHNOLOGY. DESIGNED HIGHLY RELIABLE BUT NOT GUARANTEED.



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FLOOR 2



FLOOR 1

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Prime Investment Opportunity

In a High-Traffic Locale



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An exceptional opportunity awaits discerning investors or entrepreneurs in a strategically positioned high-traffic location. The decision to divest stems from the seller's desire to relocate closer to their hometown. All measurements provided are deemed reliable, yet prudent potential buyers are encouraged to verify independently. The offering encompasses two meticulously equipped repair bays, each featuring its own heavy-duty hoist.

For a comprehensive understanding of the financials associated with this promising venture, a detailed Financial Package is available upon request. Interested parties are kindly requested to submit a signed confidentiality statement to facilitate the release of pertinent financial information.

In order to maintain a professional and confidential atmosphere, we kindly emphasize that direct contact with owners or employees is discouraged. Please direct all inquiries and requests for scheduled showings to the designated broker:

Broker Contacts:



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