

FOR SALE OR LEASE

# Road Runner Auto Tech Center

41 5th Ave S, Kindred, ND 58051

MLS#25-156 & 25-731



## PROPERTY DESCRIPTION:

Profitable Auto Repair Business & Real Estate available for sale. The business includes all assets, FFE, and inventory. The real estate includes a 9,250 SF metal shop, on a 0.47 acre lot. The property is divided into office/retail, heated shop, cold storage, and a portion of the building has a 2nd level storage area. Shop features 5 (16') and 2 (12') overhead doors, and is heated by used oil from the automobiles. The business was established in 1997 and is a solid and profitable business with an outstanding reputation in the area. It is also the only auto repair facility in Kindred, ND. The two owners have 50% share of the business and are the two technicians, in addition they have a part time front desk/office employee. If the new owner is interested, current owners would be willing to stay on as employees for an agreed upon time with negotiated pay.



[www.PropertyResourcesGroup.com](http://www.PropertyResourcesGroup.com)

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**PURCHASE PRICE:**

\$820,747

Includes Business &amp; Real Estate

**PRICE BREAKDOWN:**

Business = \$155,747

Estimated Inventory = \$55,000

Real Estate = \$610,000

**LEASE RATE:**

\$7.57 SF NNN

**BUILDING SIZE:**

9,250 SF (140'x68')

**ZONING:**

Commercial

**LOT SIZE:**

Parcel: 04010000821010

20,473 SF

**2025 CONSOLIDATED TAXES:**

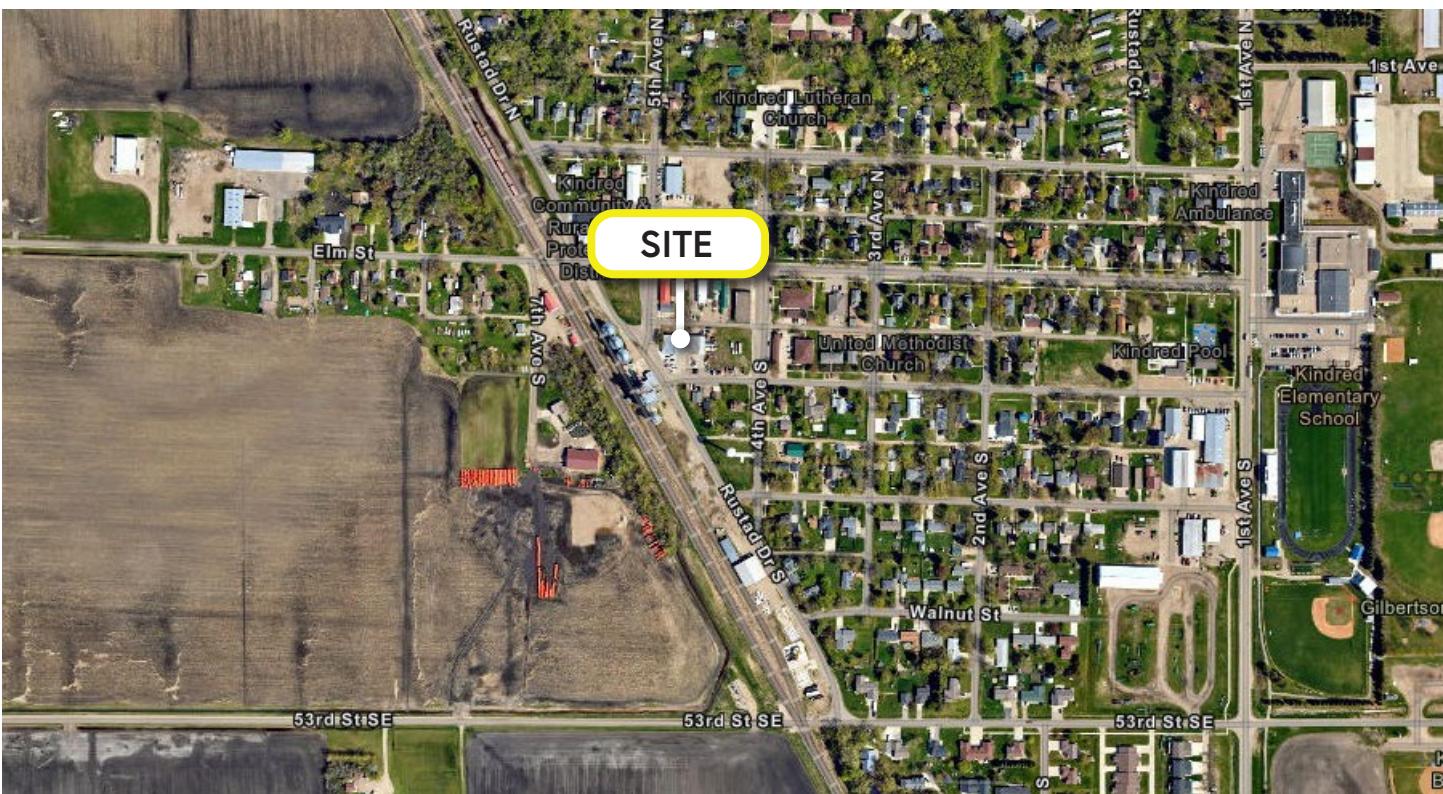
\$6,170.34

**2025 SPECIALS INSTALLMENT:**

\$542.52

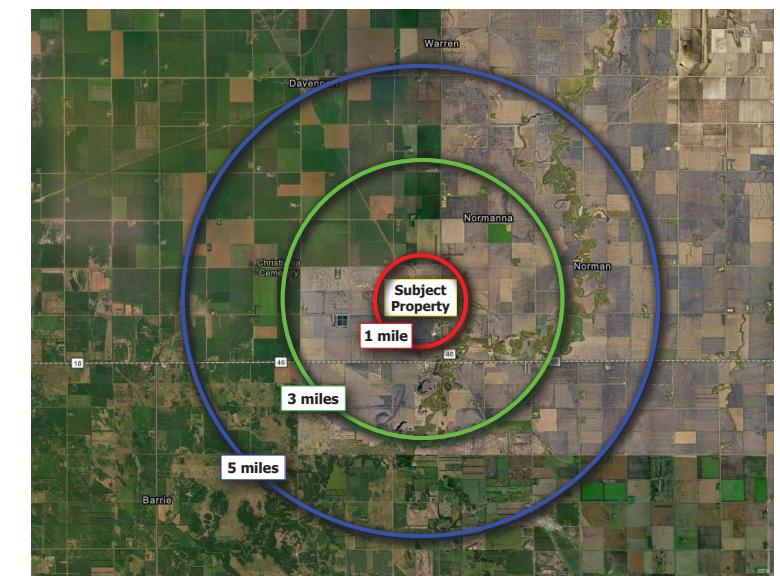
**ESTIMATED REMAINING SPECIALS:**

\$2,713.74

**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
2020 TOTAL POPULATION	923	1,217	1,566
2019 TOTAL HOUSEHOLDS	335	441	560
2019 MEDIAN HOUSEHOLD INCOME	\$103,802	\$103,537	\$102,786
2019 MEDIAN AGE	38.2	38.3	38.8

INFORMATION GATHERED FROM ARCGIS BUSINESS ANALYST



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All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

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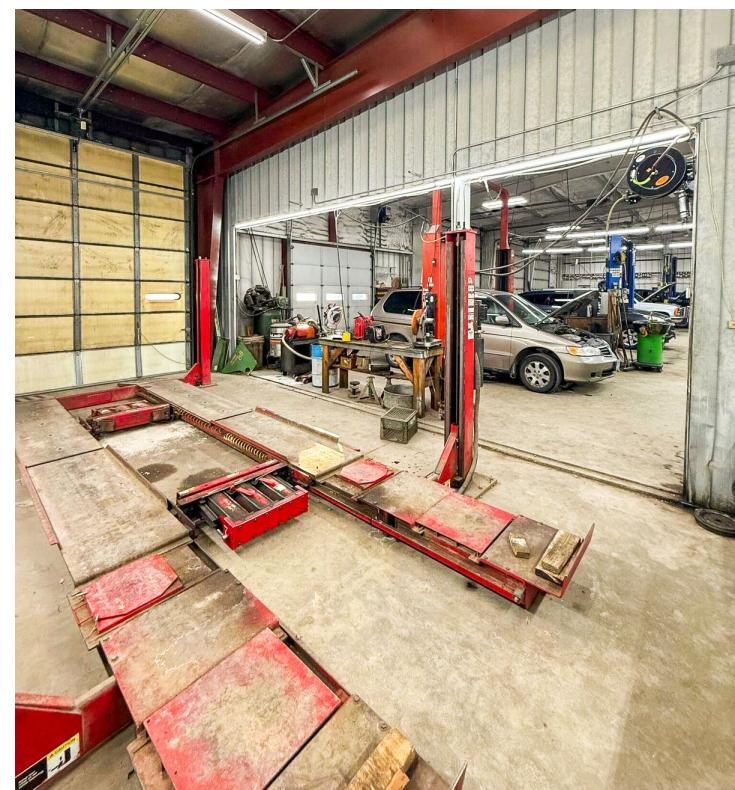
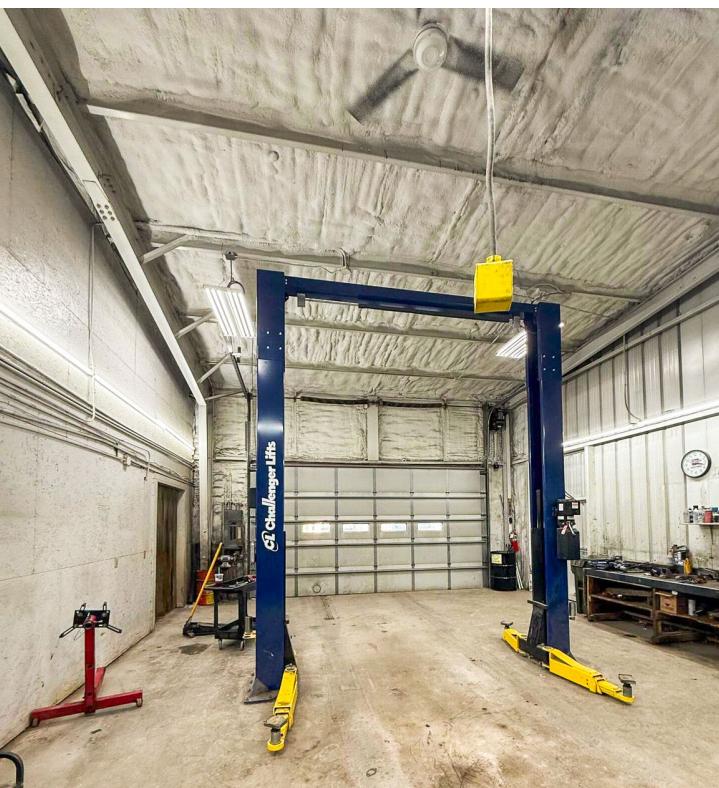
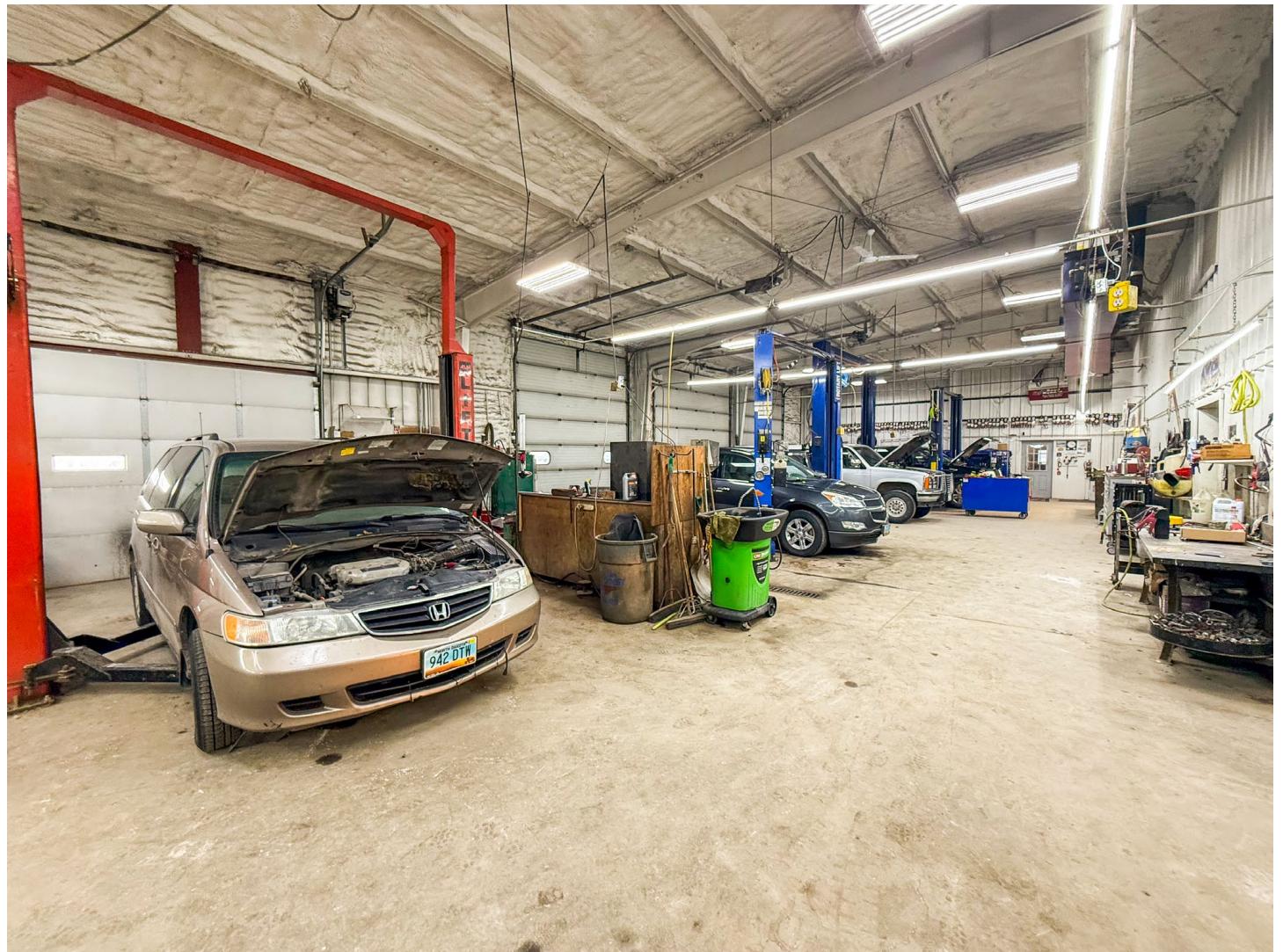
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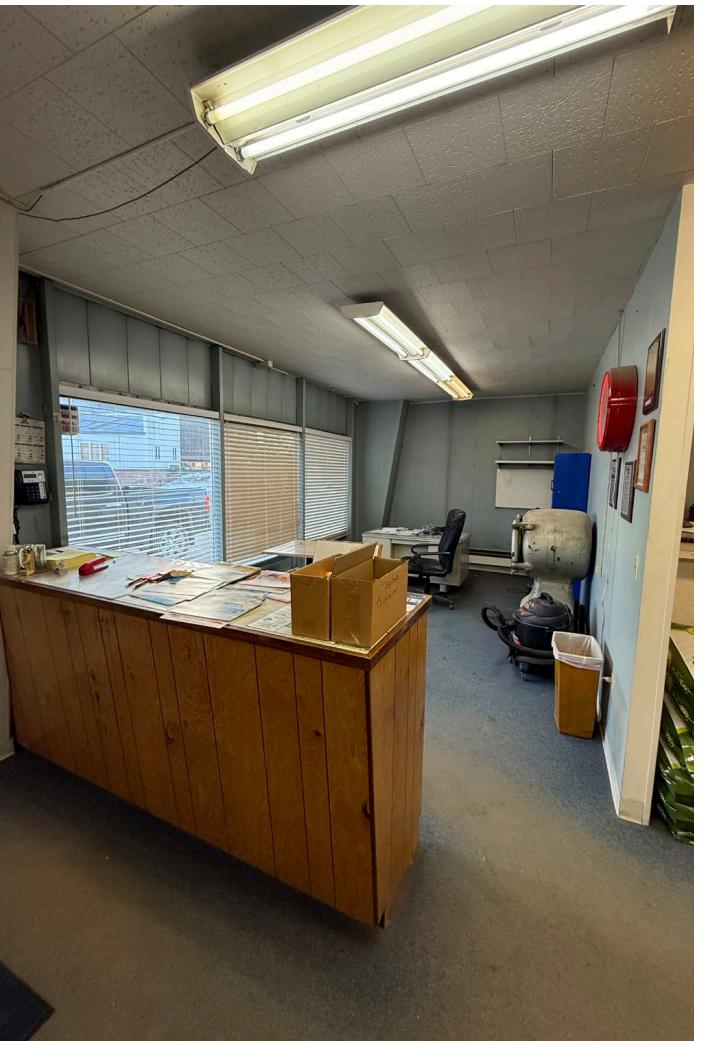
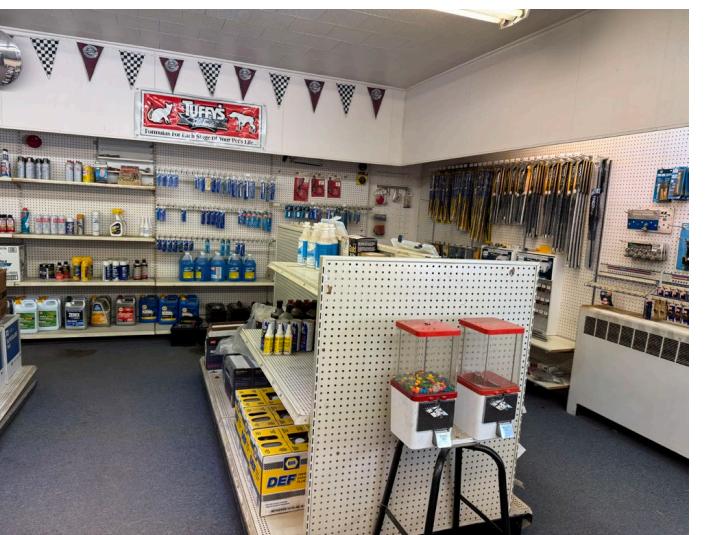


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