

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.



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com

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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.

PURCHASE PRICE:
\$820,747
Includes Business & 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

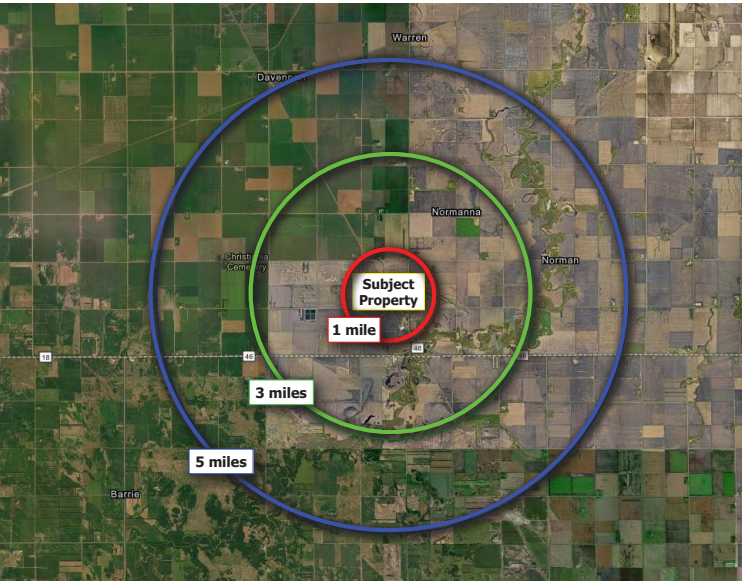
ESTIMATED REMAINING SPECIALS:
\$2,713.74



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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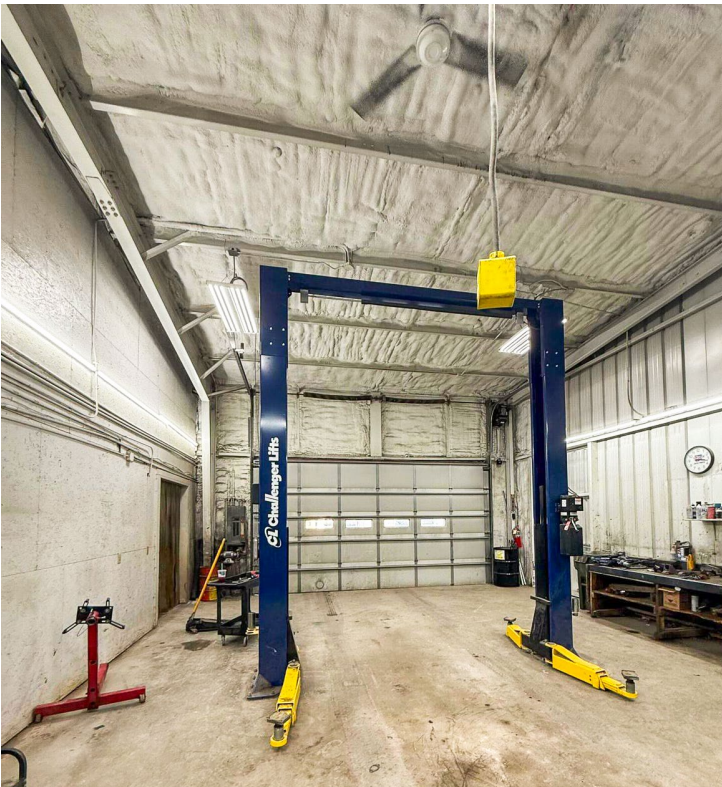


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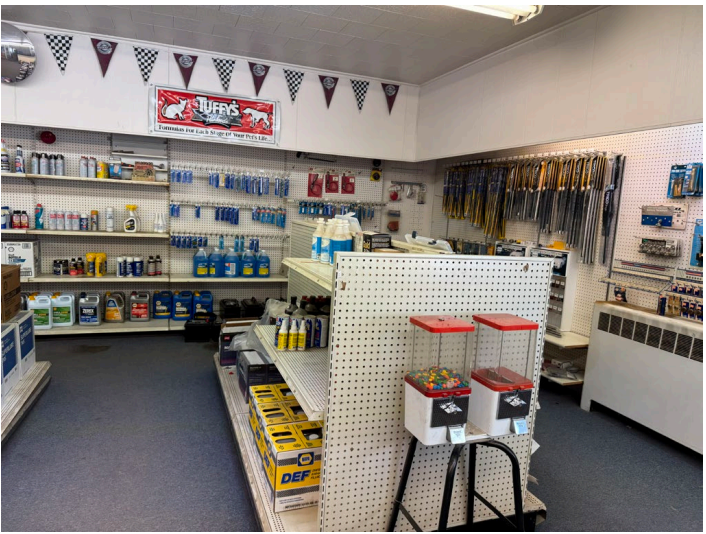
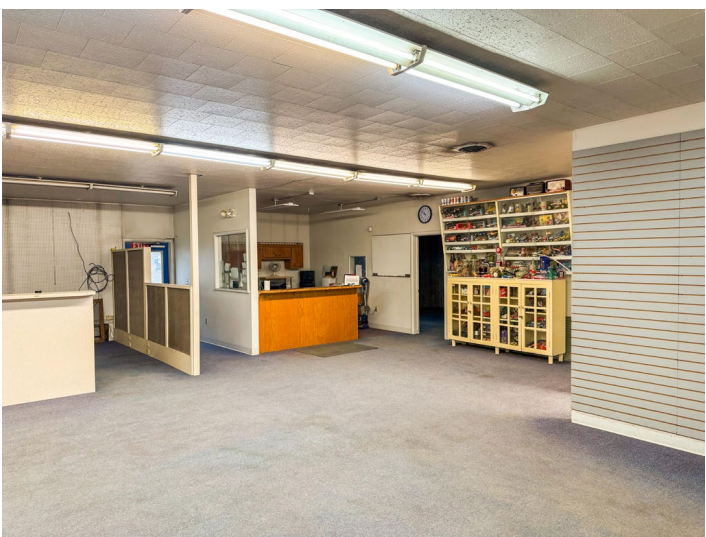


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