

FOR SALE Circle K Lot / W 126th Street Savage, Minnesota



PROPERTY HIGHLIGHTS

- 1.92 Buildable Acres
- New Holiday Station Store Adjacency
- Zoned C-2 General Commerce District
- \$400,000 Purchase Price

USABLE SF	1.92 Acres
TRAFFIC COUNTS	26,500 Southbound
	54,000 Eastbound
	52,000 Westbound

TOTAL SF	4.534 Acres
1-MILE (POP.)	1,649
3-MILE (POP.)	50,172
MED. INCOME	\$103,711



JEFF SCHEIDEGGER

Senior Transaction Manager +1 314 384 8662 jeff.scheidegger@cushwake.com

TOM MARTIN

Senior Director +1 952 893 8232 Tom.Martin@cushwake.com

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



FOR SALE Circle K / W 126th Street Savage, Minnesota

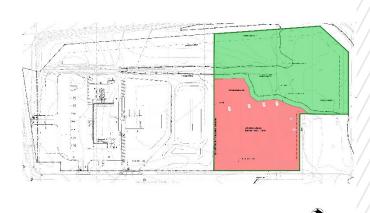
Pertinent Site Info

1.92 Acres buildable – part of a 4.5 Acre site at the SE corner of MN13 / Sioux Trail. New Holiday StationStore on 6.43 acres immediately south of the Subject Property. High-Capacity intersection at the NW corner of the site, and fully-controlled 2-lane + turn-lanes intersection at 126th. 2022 Assessed Market Value is \$781,500.00.



LEGAL INFORMATION

TAX PARCEL ID	265230020
2022 RE TAXES	\$20,934.00
ZONING	C-2, General Commerce



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Tom Martin, Cushman & Wakefield. Contact information is below:

JEFF SCHEIDEGGER

Senior Transaction Manager +1 314 384 8662 jeff.scheidegger@cushwake.com

TOM MARTIN

Senior Director +1 952 893 8232 Tom.Martin@cushwake.com

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.