



# AUTO BODY SHOP

133 Zieske Rd, Courtland, MN 56021



## PROPERTY DESCRIPTION

South building is a auto body shop. It's amenities include paint booth, solar system 40KW, should return about \$500 a month, also has air compressors, car lift, office area, waiting area, cold storage area, overhead doors, and outside parking.

## PROPERTY HIGHLIGHTS

- Paint booth
- Solar system 40 KW will return about \$500 a month
- Air compressors
- Office area
- Waiting area
- Storage area
- Overhead doors
- Outside parking
- High visibility from Hwy 14

## OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Sale Price:    | \$598,000          |
| Lease Rate:    | \$4.00 SF/yr (NNN) |
| Available SF:  | 10,080 SF          |
| Lot Size:      | 1 Acres            |
| Building Size: | 10,080 SF          |

| DEMOGRAPHICS      | 1 MILE    | 5 MILES   | 10 MILES |
|-------------------|-----------|-----------|----------|
| Total Households  | 156       | 2,345     | 7,295    |
| Total Population  | 400       | 6,063     | 18,657   |
| Average HH Income | \$125,436 | \$103,586 | \$96,451 |

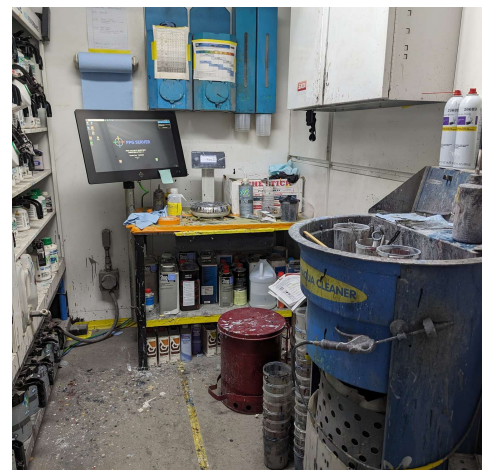
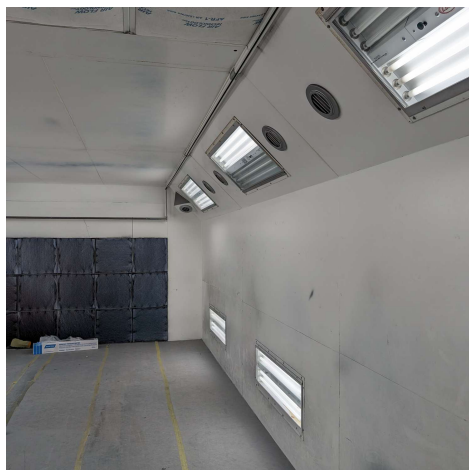
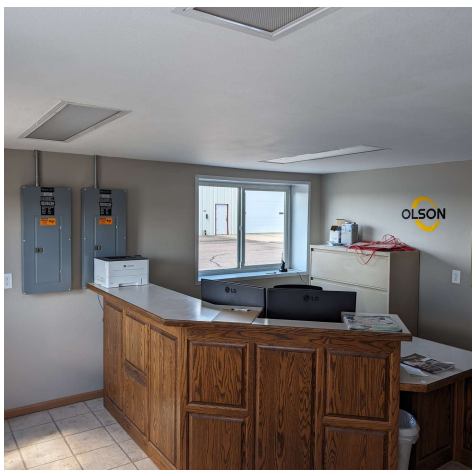
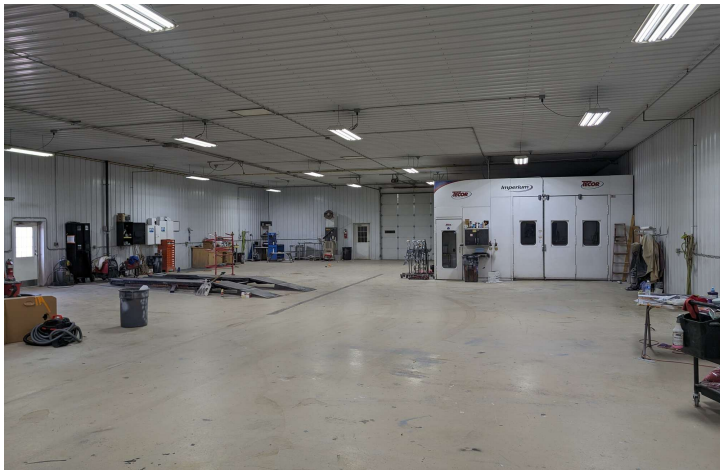
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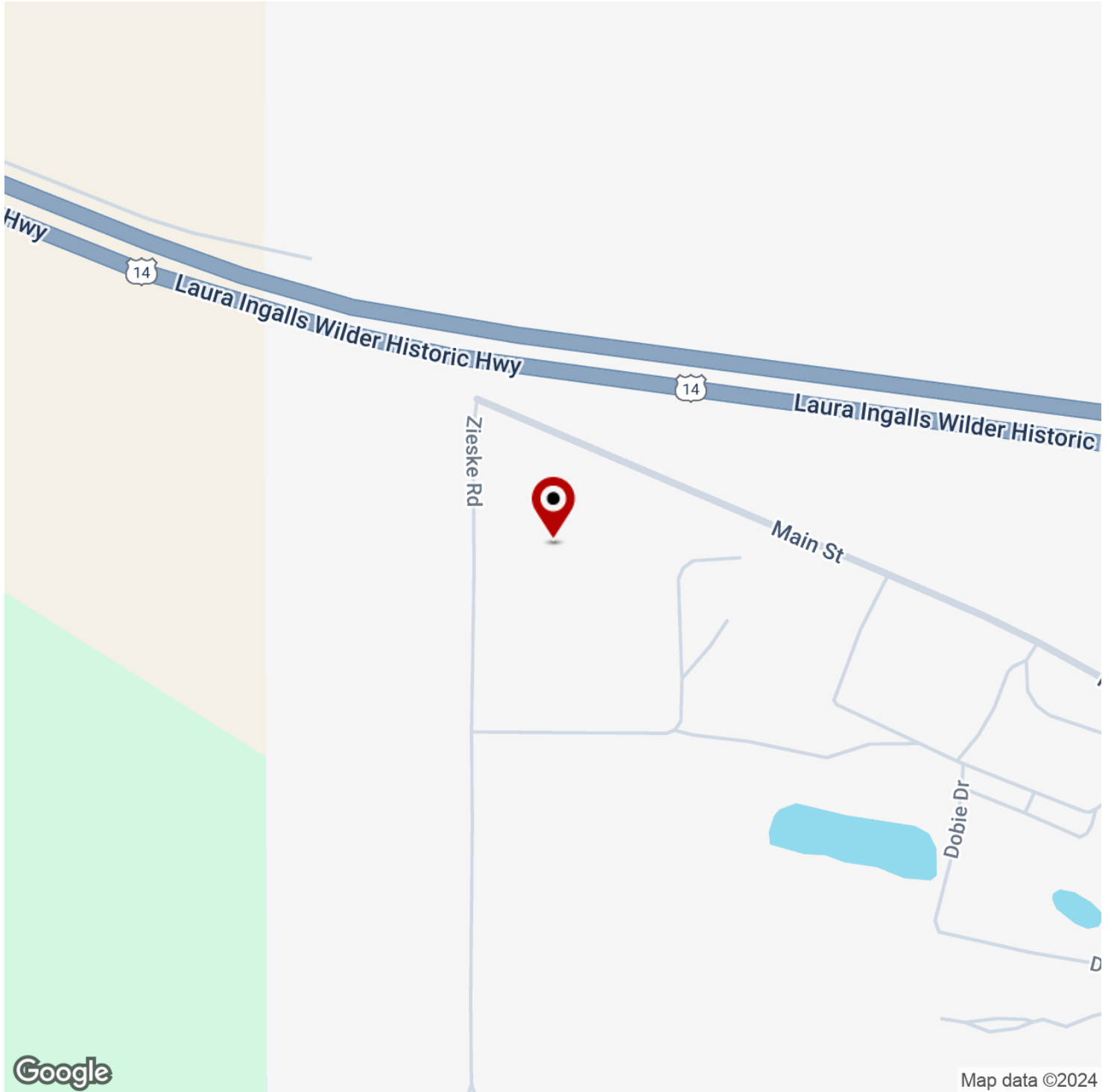
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**RETAIL FOR SALE & LEASE**

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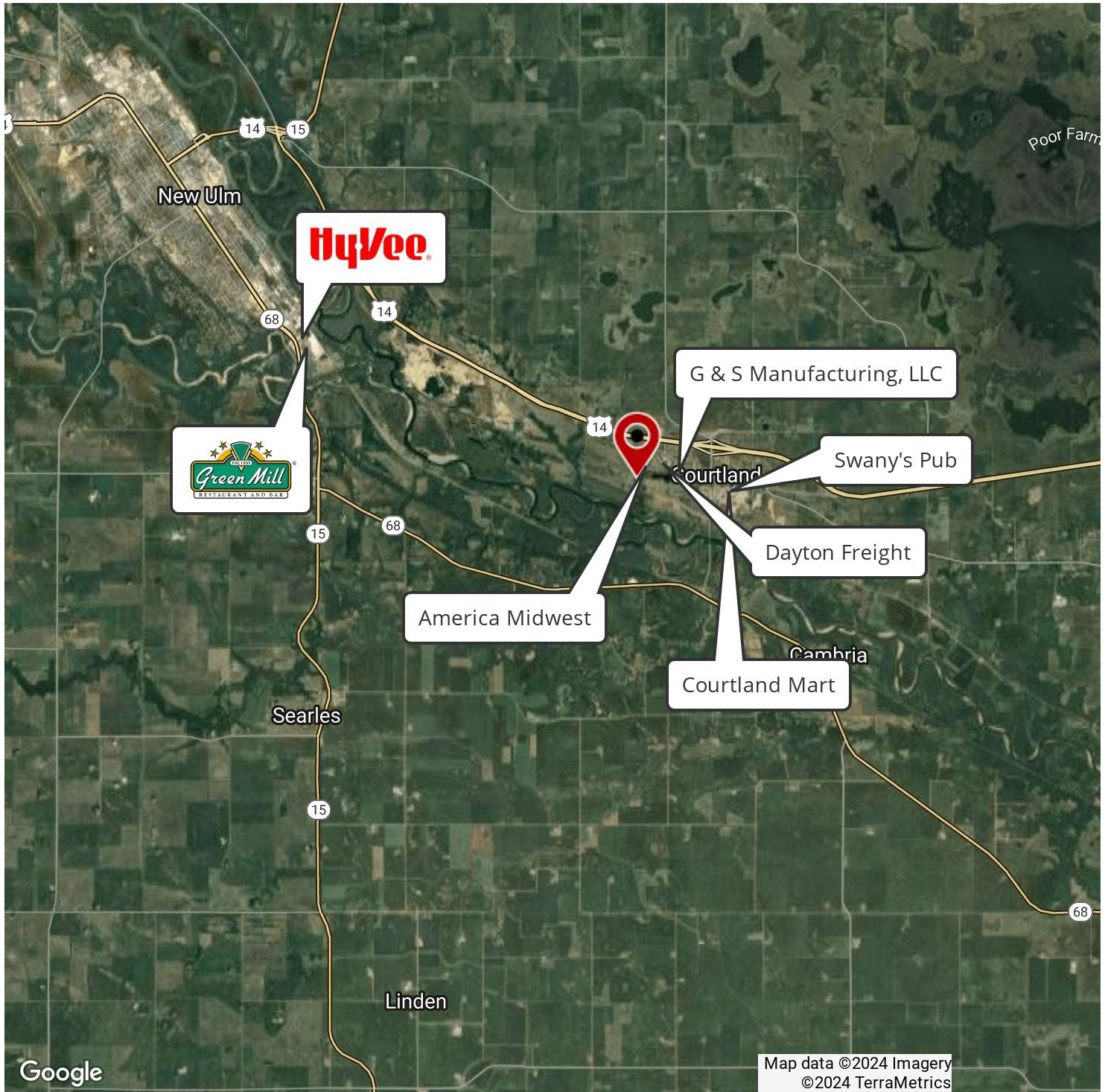
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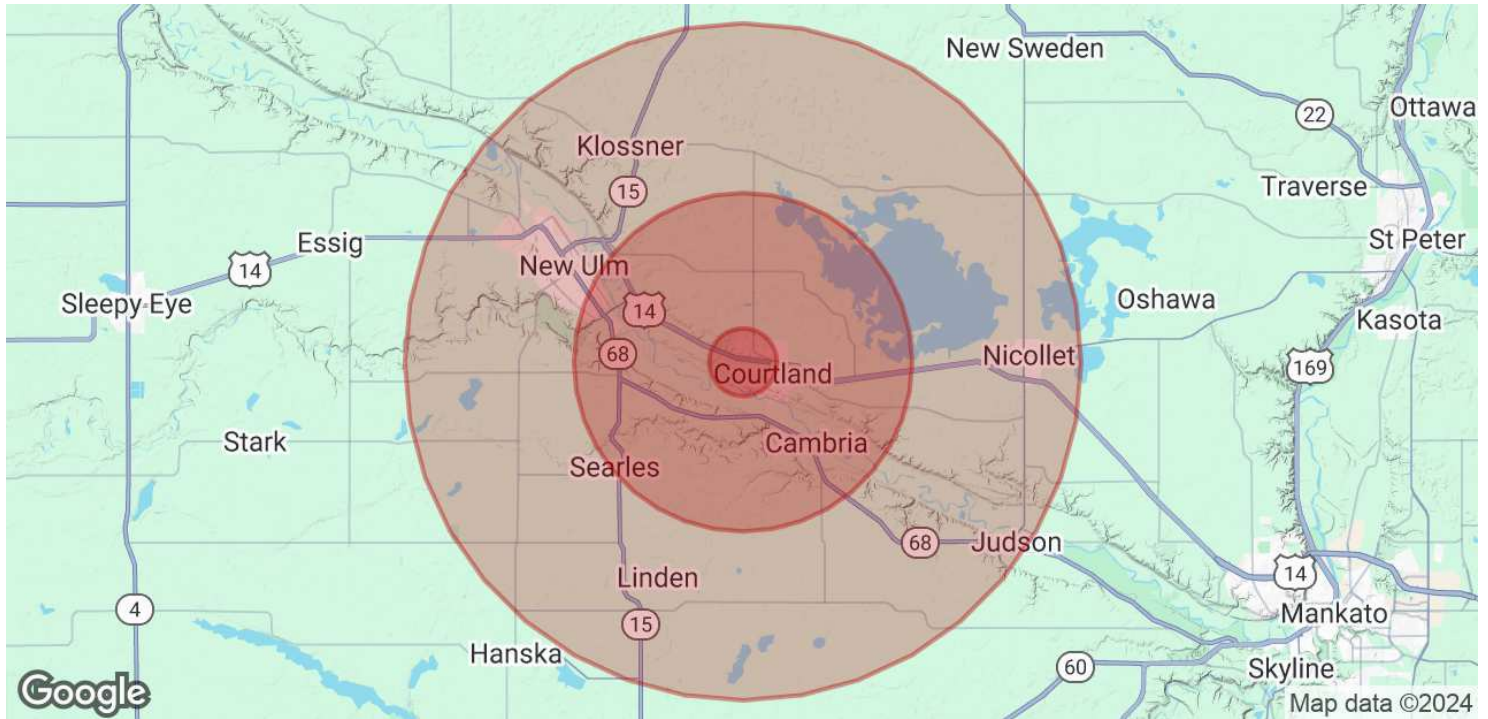
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| <b>POPULATION</b>    | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|----------------------|---------------|----------------|-----------------|
| Total Population     | 400           | 6,063          | 18,657          |
| Average Age          | 42            | 43             | 43              |
| Average Age (Male)   | 41            | 41             | 41              |
| Average Age (Female) | 42            | 43             | 44              |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|---------------|----------------|-----------------|
| Total Households               | 156           | 2,345          | 7,295           |
| # of Persons per HH            | 2.6           | 2.6            | 2.6             |
| Average HH Income              | \$125,436     | \$103,586      | \$96,451        |
| Average House Value            | \$317,644     | \$246,400      | \$251,275       |

*Demographics data derived from AlphaMap*

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