



PREMIER
COMMERCIAL
PROPERTIES



For Sale

15120 W Freeway Dr NE, Columbus, MN 55025

PROPERTY DETAILS

- * Stand alone retail service property for sale
- * 6,000 square feet
- * Huge visibility and signage to I-35W
- * Billboard contract in place, providing rental income
- * Frontage road access via Mn State Hwy 97
- * Adjacent to Running Aces Track & Casino
- * Former automotive service location
- * Permitted uses include groceries, hardware, autoparts, sporting goods, furniture, other indoor retail sales, auto service & repair, small appliance repair, daycare, veterinary & boarding services, plumbing and electrical (household services)
- * Outside display potential with conditional use permit
- * Share frontage road with Camping World & Gander Mountain



PROPERTY DETAILS

SALE PRICE: \$660,000.00

PROPERTY TAXES: \$16,745.80 (2020)

FOR MORE INFORMATION, CONTACT

Marty Fisher/Mike Fisher

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Salient facts:

Building size 6,000sf (approximately 100'w x 60'd)

Divided into three separate bays, separated by concrete block walls.

- Bay 1 - 25'w x 60'd - full HVAC - mezzanine measuring 15'd x 25'w houses building mechanicals, offices and restrooms below
- Bay 2 - 25'w x 60'd - full HVAC - rear mezzanine measuring 19'd x 25'w - 10' drive-in door
- Bay 3 - 50'w x 60'd - unit heater only - 10' drive-in door & dock access

Built in 1985

Metal skin, insulated, concrete floor and concrete block demising walls

Natural gas and geothermal heat (GeoComfort 4 ton) 2019

Clear height 12'

New roof in 2020

Well & septic

Land size 2.79 acres

**Billboard contract provides income
\$11,000/year**





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Bay 1 main entrance with mezzanine, offices & restroom



Bay 3 with dock & 10' drive-in door, unit heater & 12' clear height





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Running
Aces track



299 Coon Rapids Blvd NW | Coon Rapids, MN 55433 | www.premiercommercialproperties.com



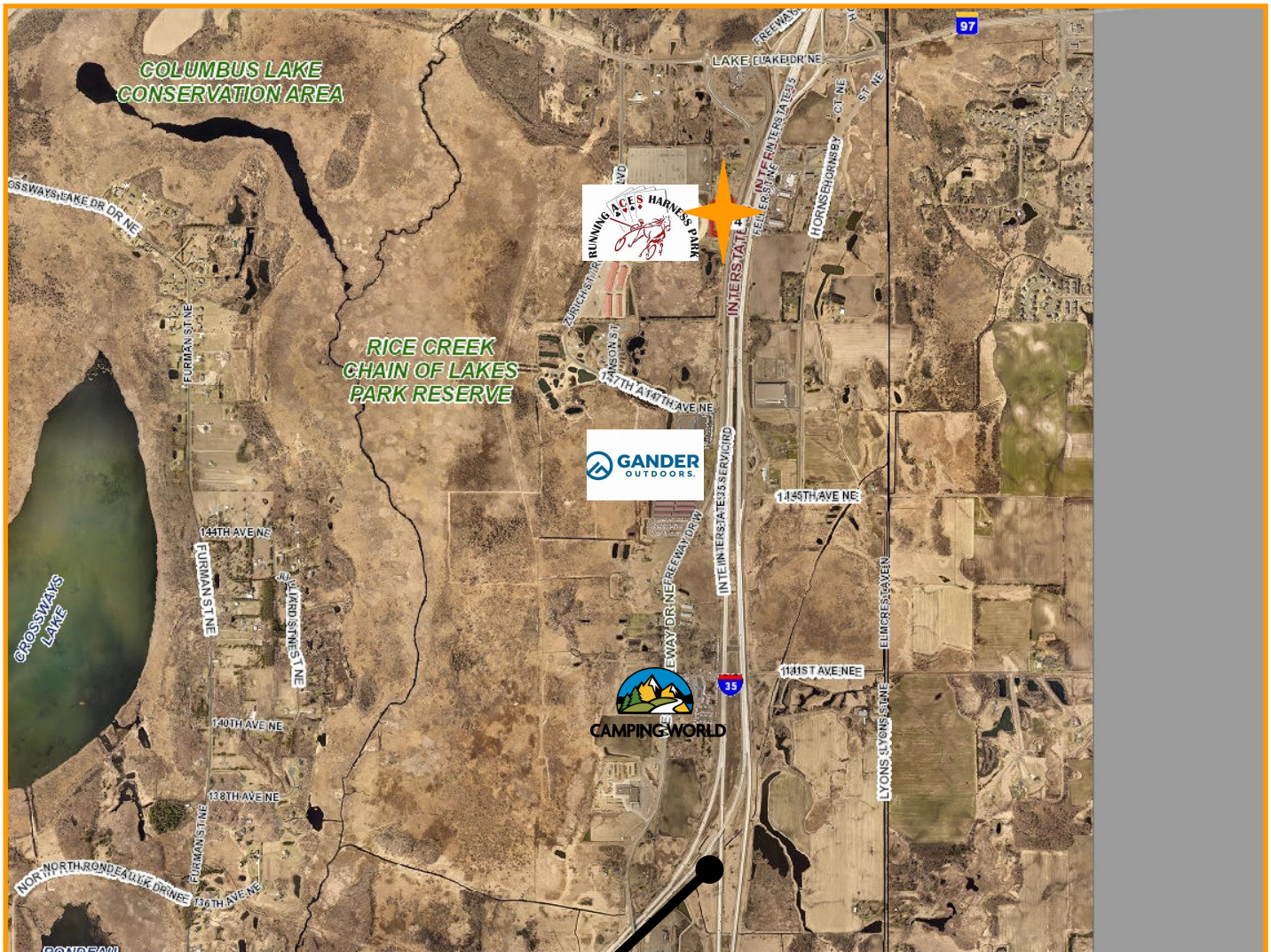
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I-35W & I-35E Interchange