



7505 Highway 5, Side Lake, MN 55781



SALE PRICE: \$230,000

PROPERTY: C-Store, House, Garage & Storage Building

LOT SIZE: 1.03 Acres

YEAR BUILT: 1920

ZONING: CP/R1

LOCAL AGENT: Darcie Novak
Keller Williams Realty Professionals
218-780-7036
Darcie@biglifeteam.com

PROPERTY OVERVIEW

Great location, business and cash flow! Retire to your dream in northern Minnesota. Gas, groceries, bait, propane, ice, ATM, clothing, hardware, rental all under one roof. Offer includes business, buildings, FF&E (except ATM), house, garage and storage building. This ideally situated property is surrounded by Sturgeon, Side and Perch Lakes. With easy access to McCarthy Beach State Park, the area is a much sought after place for tourism, recreational activities, seasonal and year-round residents.

VIDEO: <https://player.vimeo.com/video/259036935>

PROPERTY FEATURES

- Turn-key C-Store includes business and FF&E (except ATM)
- Property includes C-Store, 5 bedroom house, garage, fenced and small storage building
- Store: 1,938 SqFt; House 1,883 SqFt
- Dual fuel, updated electrical and 4 A/C units
- House updated/remodeled in 2014

KW COMMERCIAL
2680 Snelling Avenue North, Suite 100
Roseville, MN 55113

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BUSINESS, BUILDINGS & FFE FOR SALE



7505 Highway 5, Side Lake, MN 55781

STREET ADDRESS: 7505 Highway 5

CITY, STATE, ZIP: Side Lake, MN 55781

COUNTY: St. Louis County

PROPERTY TYPE: Retail Business & House

APN: 370-0090-01005

ZONING: CP/R1

YEAR BUILT: 1920/1930

SALE INCLUDES: Business, FF&E, Home and Storage Building

TAXES: \$2,486.00 Payable 2017

BUILDINGS: C-Store: 1,938 SqFt
House: 1,883 SqFt

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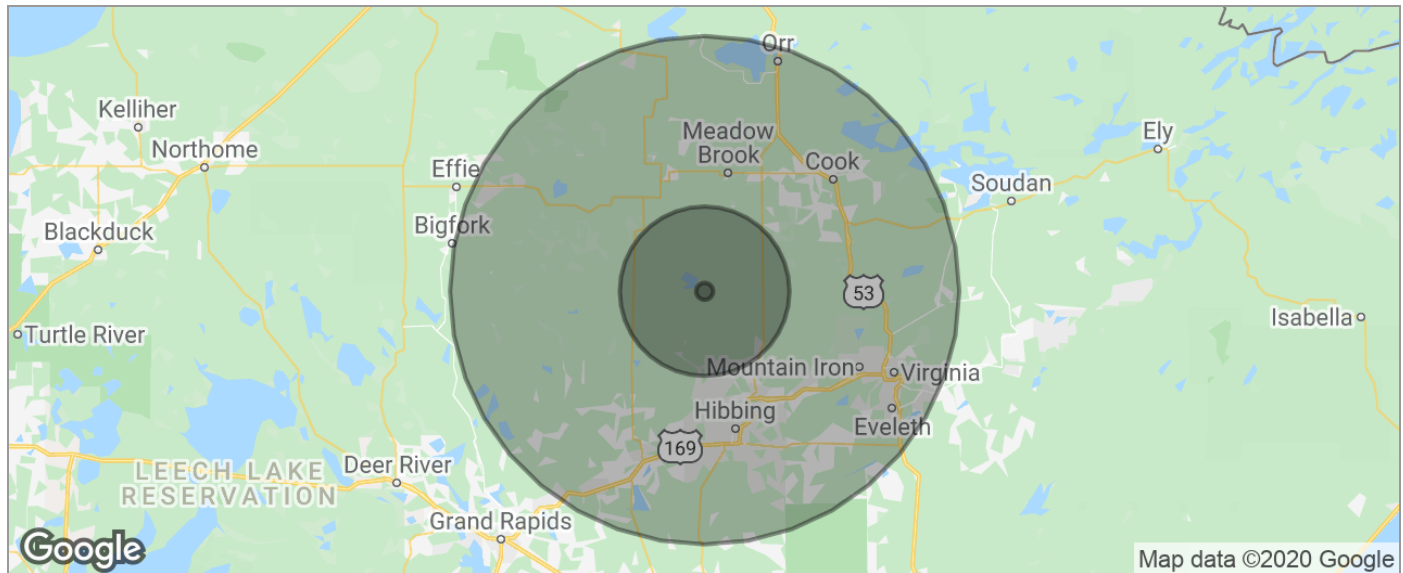
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POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	20	2,275	58,396
MEDIAN AGE	51.1	48.9	44.3
MEDIAN AGE (MALE)	51.5	49.0	43.1
MEDIAN AGE (FEMALE)	50.8	48.9	45.7

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	9	1,005	26,737
# OF PERSONS PER HH	2.2	2.3	2.2
AVERAGE HH INCOME	\$64,018	\$60,131	\$50,869
AVERAGE HOUSE VALUE	\$183,425	\$184,664	\$132,375

* Demographic data derived from 2010 US Census

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