



1106 8th Street S, Virginia, MN 55792



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$79,000
<b>LOT SIZE:</b>	0.165 Acres
<b>BUILDING SIZE:</b>	3,434 SF
<b>ZONING:</b>	Business/Commercial
<b>LOCAL AGENT:</b>	Darcie Novak Keller Williams Classic Realty NW 218-780-7036 darcie@biglifeteam.com

## PROPERTY OVERVIEW

What a great opportunity! Prime location and ready to go for your business endeavors! Newer furnace, massive overhead doors, two lifts, several oversized insulated doors. Perfect for your automotive business dreams. To rebuild what is here would cost 4 times the asking price! This is an amazing opportunity! Call today for your personal tour.

## PROPERTY HIGHLIGHTS

- Prime location
- Newer furnace
- Massive overhead doors
- 2 lifts
- Several oversized insulated doors

**KW COMMERCIAL**  
7365 Kirkwood Court N  
Maple Grove, MN 55369

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# RETAIL FOR SALE



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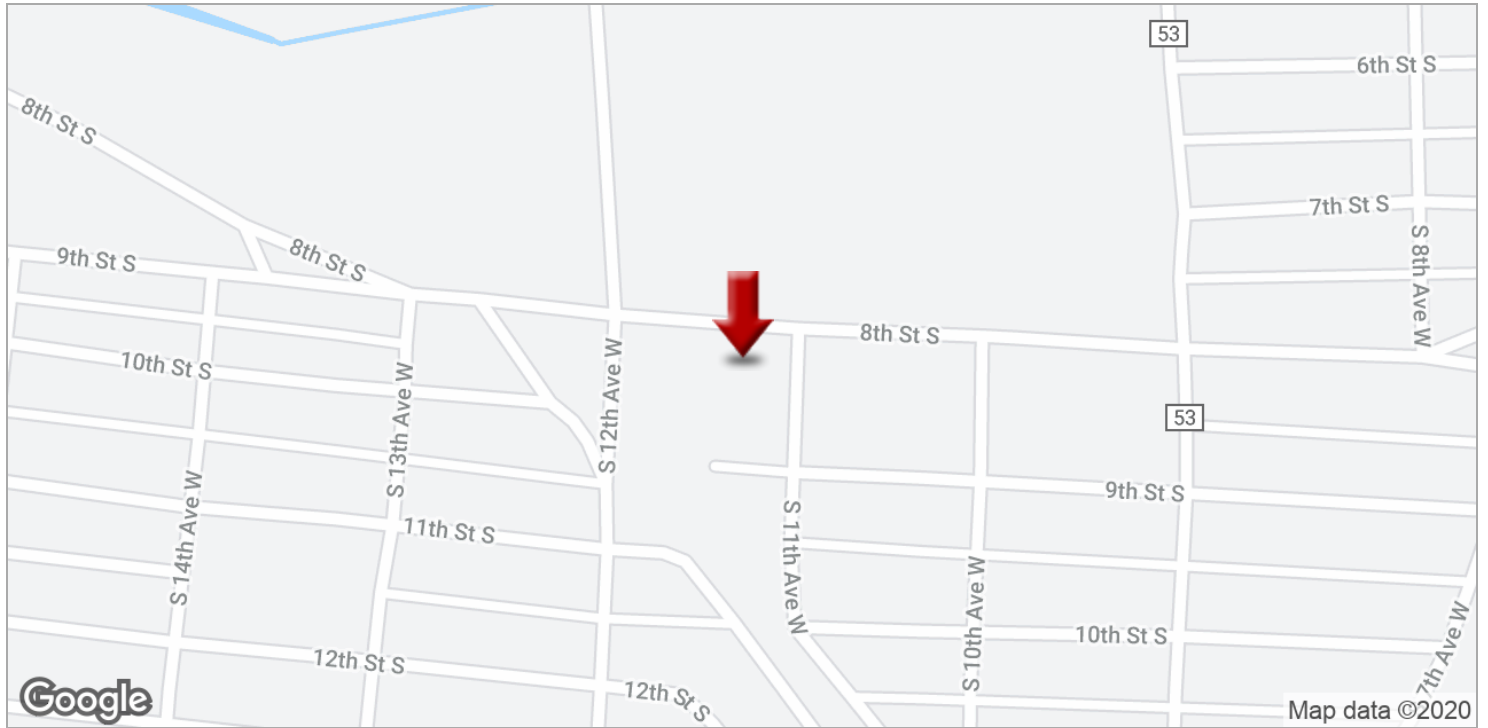
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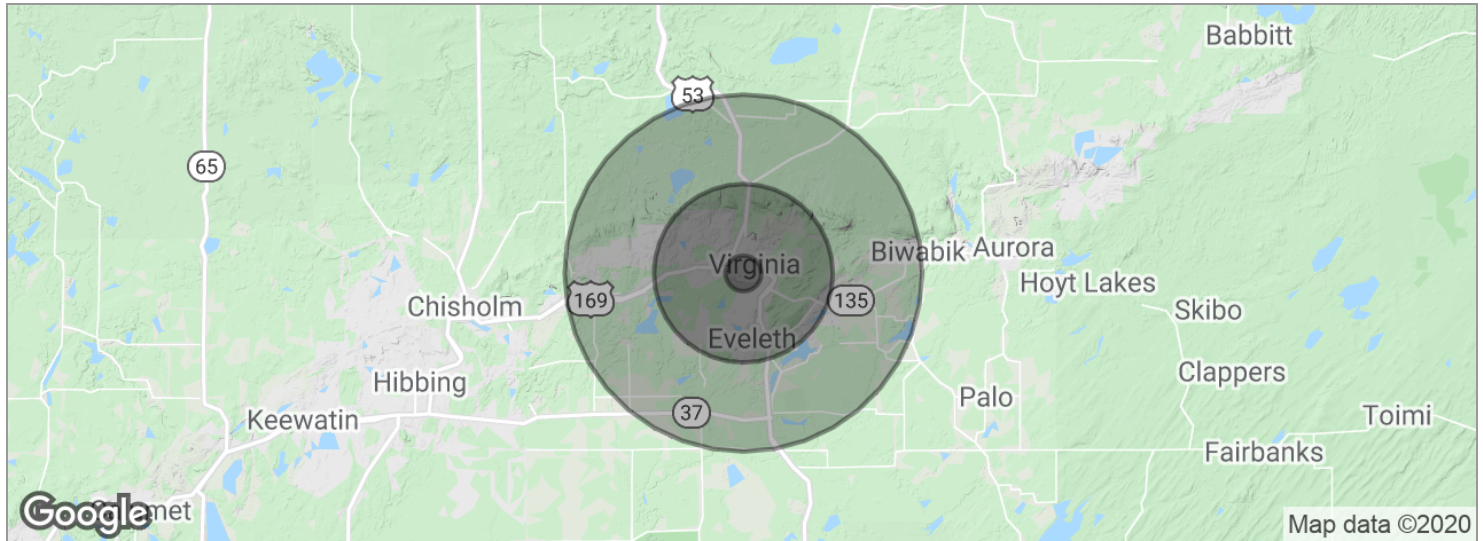
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	2,175	19,648	30,640
Median age	43.6	43.4	44.7
Median age (male)	40.3	40.4	42.6
Median age (Female)	47.0	46.3	46.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,032	9,225	14,350
# of persons per HH	2.1	2.1	2.1
Average HH income	\$42,615	\$45,420	\$47,927
Average house value	\$96,203	\$106,996	\$118,390

\* Demographic data derived from 2010 US Census

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