

SALE

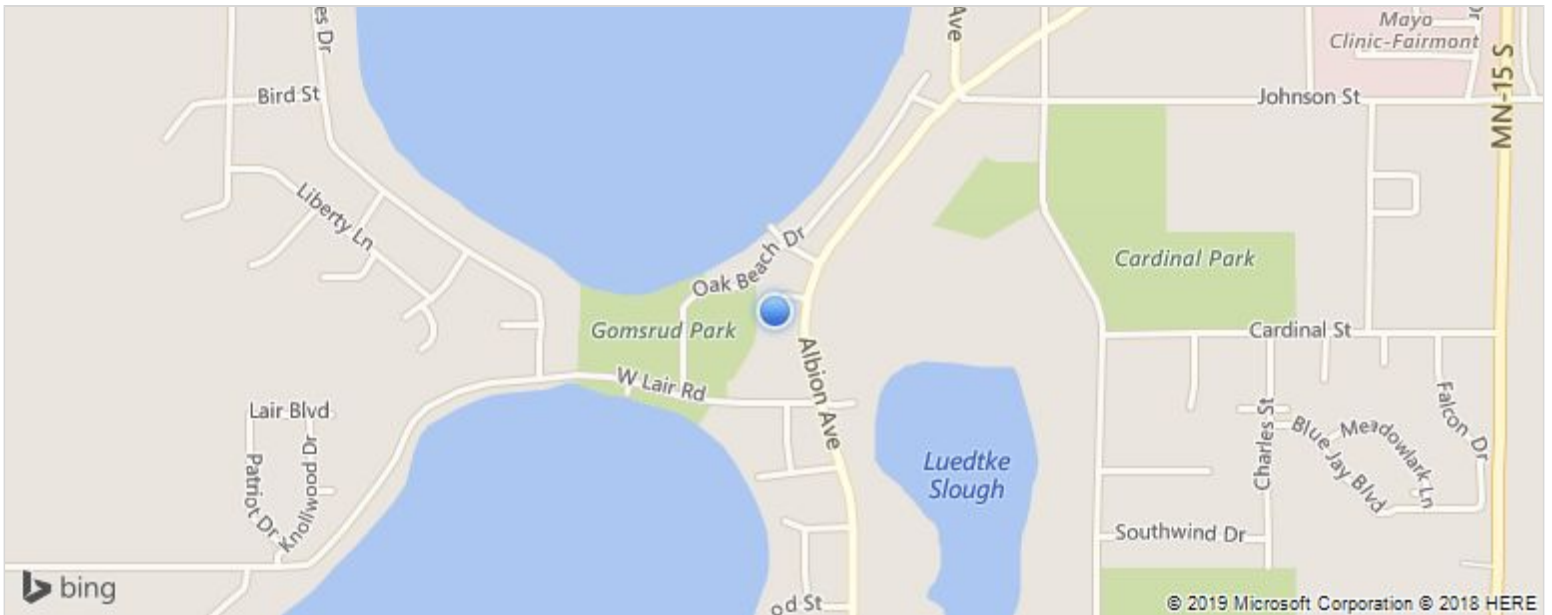
**\$350,000**  
**Retail**  
**2,588 SF**

### Fairmont Dairy Freeze

1506 Albion Avenue  
Fairmont, MN 56031



Property Type:	Retail
Property Use:	Business for Sale
Year Built:	1952
Renovated Year:	2016
Zoning:	Commercial
Listing ID:	4P36LD
MLS ID:	499



Fairmont Dairy Freeze - 1506 Albion Avenue Fairmont MN, 56031 United States

**Online Profile** <http://www.cbcworldwide.com/properties/profile/4P36LD-Fairmont-MN>

## Property Description

28% CAP rate! This is your opportunity to own a successful business that has been operating in Fairmont for many decades. The Dairy Freeze has been named one of the Top 45 Ice Cream Shops by Explore Minnesota and has had an excellent reputation in the area since 1952. Current owner has decided it is time to retire and will provide training and support during the ownership transition process. This is a turn key operation with all real estate, furniture, fixtures, equipment and inventory included in purchase price. Convenient location near the lakes and plenty of parking in the newly updated parking lot. The Dairy Freeze currently operates from mid-May - beginning of September but new owner can choose their own opening and closing dates. Purchase price also includes back 1,800 SF building which was completely renovated in 2015 and will be leased back to seller. Great business for an entrepreneur or family team who enjoys people and the food industry. Get all the benefits of owning your own business without all the unknowns of a new start-up! To review the business plan and financials for the Dairy Freeze please visit: <https://buildout.com/website/325572-sale> In order to view the confidential business plan click on the documents tab at the above website, select a document to view and the system will ask you to create a Buildout account. Once you have created an account and have signed the confidentiality agreement, you will have access to all of the financial and operations documents.

## Additional Features

<b>Style:</b>	Hosp. Restaurant
<b>Building Size:</b>	2,588 SF
<b>Age:</b>	41-50 Years Old
<b>Zoning:</b>	Commercial

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