

SALE

\$375,000
Retail
2,700 SF

Arlington - Quick Shop

407 4th Avenue NE
Arlington, MN 55307



Property Type:	Retail
Property Use:	Business for Sale
Year Built:	1984
Renovated Year:	1994
Zoning:	Commercial
Listing ID:	NM5KNW
MLS ID:	506



Arlington - Quick Shop - 407 4th Avenue NE Arlington MN, 55307 United States

Online Profile <http://www.cbcworldwide.com/properties/profile/NM5KNW-Arlington-MN>

Property Description

Long established gas station, convenience store and Subway restaurant for sale on heavily traveled Highway 5 in Arlington, MN. Independently owned and operated with 2 steel fuel tanks and 4 fuel pumps. Sales over \$1.5 million in 2017. Land and real estate included in purchase price. Owners are selling due to retirement after managing station for over 18 years. Business priced at less than 1 x SDE (cash flow). New LED lights, chip reader and register just installed. All listing info can be found at this website: <https://buildout.com/website/325619-sale> To view the financial documents, users need to create a buildout account (just one time to view all CBC properties) and agree to the confidentiality agreement.

Additional Features

Style:	Retail - Auto/Vehicle
Building Size:	2,700 SF
Lot Size:	2.96 AC
Taxes:	\$6,288
Zoning:	Commercial
Age:	31-40 Years Old
Lot Size:	2-5 Acres

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