

# FOR SALE



**\*\*\* Former Auto Dealership & Service Center | Excellent Location on Interstate 94 \*\*\***

CBC Orion is pleased to offer for sale, this former automotive dealership and service center facility just off Interstate 94 in Monticello. Property is situated within a prominent automotive retail corridor. Monticello is conveniently located approximately 38 miles northwest of Minneapolis and 30 miles southeast of Saint Cloud. Over 167,000 population in 15-mile radius with over \$110,000 per year average household income.

Built originally in 2002, property consists of One (1) 57,450 SF building on a 10.68-acre parcel. There is approximately 21,256 SF of office/showroom and customer reception area with many windows and natural light. The remaining space is vehicle service/shop area totaling approximately 36,194 SF. Vast parking lot for over 650 vehicles. Excellent visibility site with over 700' of frontage on Interstate 94 and over 45,500 ADT traffic counts.

Building amenities include; in floor radiant heat on exterior sidewalks, fully sprinkled, elevator, 7 bathrooms, 19 overhead doors, 16 vehicle hoists, 24' ceiling height in service area, upgraded LED lighting in parking lot, and much more.

Excellent opportunity for full service automotive dealership to take over this expansive property. Also potential for multiple users to co-occupy the property.

**\*\*\* Offered for Sale at \$4,995,000.00 \*\*\***

**CONTACT SCOTT SCHMITT FOR FURTHER DETAILS ON THIS OFFERING! (320) 267-4576**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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