

# FOR SALE



## AUTO SERVICE CENTER FOR SALE



Address: 110 Roosevelt Road, St. Cloud MN 56301

Parcel ID: 82.50468.0026

Building Size: 3,762 SF Block building Approx. 33' X 114'

Description: Well-lit building with carpeted customer waiting area and large conference room, large shop area with haz mat floor drain, spandrel ceiling, new epoxy flooring, new roof, new HVAC and one bathroom

Zoning: C-5 Highway Commercial

Ceiling Height: 14'

Doors: One 8' X 12' overhead door, one service door and main entry

Utilities: City Services

Signage: Large Pylon sign

Real Estate Taxes: \$5,360 (2022)

Asking Price: \$525,000

Here is a well-maintained building currently used as an automotive dent removal business. Attractive customer lobby area and large shop area with haz mat floor drain and epoxy floor. Recent improvements include a new roof at a cost of over \$100,000, new HVAC \$10,000. High traffic location on Roosevelt Rd just one block from Division Street and across from Tenvoorde Ford. Seller is relocating and offering this property for sale.

**CALL MIKE SCHMITT TODAY FOR COMPLETE DETAILS  
(320) 251-1177 or (320) 291-0045**

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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