

FOR SALE OR LEASE | BIG O TIRES

828 MAIN ST, RED WING, MN



Cushman & Wakefield is pleased to present an absolute NNN leased, Big O Tires investment opportunity located in Red Wing, Minnesota.

PROPERTY HIGHLIGHTS

- Single tenant absolute NNN lease in the short term offsetting holding costs while establishing your business here
- The property is zoned B-2 General Business District
- Excellent corner location on Red Wings main thoroughfare
- Visible up to approx. 23.6K VPD
- Tough to find 7,300 SF freestanding building for sale



INVESTMENT SUMMARY

SALE PRICE:	\$599,000
CAP RATE:	8.2%
LEASE RATE:	\$11.00 PSF
TOTAL SF AVAILABLE:	7,300 SF
LAND AREA:	0.2 Acres (Approx.)
ZONING:	B-2 General Business District

ADDITIONAL INFORMATION

- On site and street parking available
- Additional parking available
 - \$600 per month for 10 spaces
 - \$1,200 per month for 20 spaces
- Brick exterior
- Equipment can stay
- Original roof in good condition
- HVAC in good condition



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