

ANKENY'S MINI-MART #5
1400 14TH ST NW, AUSTIN, MN 55912
OFFERED AT \$1,250,000



Amazing owner-operator or investor opportunity on one of the busiest streets in Austin. Located right next to 4 on/off ramps for Interstate 90. Signage and buildings viewable by an estimated 30,000+ plus vehicles daily. 80+ foot pole sign viewable from Interstate 90. This gas station/convenience store has 5 fuel dispensers, 8 hoses for unleaded/premium fuel and 2 hoses for diesel fuel, with a nearly 3000 sq ft lighted canopy. This property is anchored by a fast food restaurant providing lease income (franchise is not for sale).

A busy car wash (available separately for \$250,000) and billboard provide additional income. 2 restrooms. Over 50 parking spaces.

Built in 2003 and with a newer roof, this operation is ready for its new owner!



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GROUNDS

MAIN STRUCTURE HAS A FOUNDATION SIZE OF ROUGHLY 4,896 SQUARE FEET

COMBINED LOT SIZE (2 PID'S): ROUGHLY 2.37 ACRES

SITUATED RIGHT OFF OF INTERSTATE-90 WITH 4 ON/OFF RAMPS

BUSTLING FAST FOOD TENANT & BILLBOARD LEASE INCOME

SIGNAGE & GROUNDS HAVE AN ESTIMATED 30,000+ IMPRESSIONS DAILY

AN ESTIMATED 300,000 VEHICLES PASS BY MONTHLY

80+ FOOT ILLUMINATED POLE SIGN

CAR WASH WITH AN ESTIMATED .75 ACRES OF GREEN SPACE IN THE REAR
FOR ADDITIONAL INCOME OPPORTUNITIES



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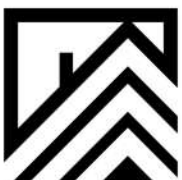


PUMPS

5 FUEL DISPENSERS

8 HOSES FOR UNLEADED + PREMIUM & 2 HOSES FOR DIESEL

NEARLY 3,000 SQ FT LIGHTED CANOPY



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ADDITIONAL INFO

- McDonald's lease info. McDonald's shall pay 6% of Gross Sales up to \$1,120,000 per Lease Year, with Maximum Annual Rent of \$84,295. Rent increases with every 5 year contract renewal. They are currently on an extend term rent schedule dated 12/17/2022-12/16/2027. Agreement will be automatically extended for (5) successive option periods of five (5) years each. Last option period ends 12/16/2042.

Other Notables

- McDonalds has a 30 day first right of refusal to purchase the property once Ankeny's received a bonafide offer from a prospective buyer.
- How many gas tanks? 4 tanks - 2 unleaded, 1 premium, 1 diesel. Unleaded is 12,000 gallons, the rest are 8,000 gallons.
- New roof in 2023 (\$83k)
- The lease with Reagan for the billboard is \$6,500 per year.



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