

FOR SALE



G & R Truck Wash

501 11th Street Northeast
Austin, MN 55912



**NORTH STAR
COMMERCIAL**
REAL ESTATE ADVISORS

Suzanne Mayer

612.590.2691

suzanne.mayer@expcommercial.com
www.expcommercial.com

Scott Naasz

612.819.8285

scott.naasz@expcommercial.com
www.expcommercial.com

Property Details & Highlights

501 11th Street Northeast, Austin, MN 55912

FOR SALE

Building Name	G & R Truck Wash
Price	\$1,650,000
APN	342240070
Building Size	11,664 SF
Lot Size	4.34 Acres
Year Built	2008
Average Floor Size	8,064 SF
Free Standing	Yes

****Real Estate and Business For Sale****

Seller is open to seller financing for a short term

G & R Truck Wash presents a rare opportunity to acquire a fully operational and profitable truck washing business located in Austin's Opportunity Zone.

The facility is equipped to service fleet vehicles, semi-trucks, tour buses, and RVs, providing professional truck and trailer wash-outs for a wide range of commercial customers.

Equipment includes a 60,000-gallon-per-day Dissolved Air Flotation (DAF) system, 60,000-gallon-per-day digester, chip/solids/water separator, three pressure washers, three high-volume water pumps, and soap, wax, and spot-free rinse systems. A Bobcat with skid loader is also included.

G & R Truck Wash is well known in the area for competitive pricing and dependable service, the business has built a strong customer base.



- Turnkey, profitable truck washing business located in Austin's Opportunity Zone with an established customer base.
- Designed to service a wide range of vehicles, including semi-trucks, fleet vehicle, and live stock trailers .
- High-capacity infrastructure featuring a 60,000-gallon-per-day Dissolved Air Flotation (DAF) system and 60,000-gallon-per-day digester.
- Fully equipped operation with three pressure washers, three high-volume water pumps, and soap, wax, and spot-free rinse systems.
- Additional operational equipment included, such as a Bobcat with skid loader and chip/solids/water separator.
- Reputation for competitive pricing and reliable service, resulting in strong repeat commercial clientele.

Suzanne Mayer

612.590.2691

suzanne.mayer@expcommercial.com

Scott Naasz

612.819.8285

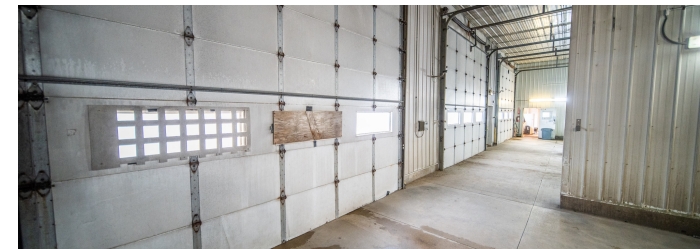
scott.naasz@expcommercial.com



Additional Photos

501 11th Street Northeast, Austin, MN 55912

FOR SALE



Suzanne Mayer
612.590.2691
suzanne.mayer@expcommercial.com

Scott Naasz
612.819.8285
scott.naasz@expcommercial.com



Location Map

501 11th Street Northeast, Austin, MN 55912

FOR SALE



Suzanne Mayer

612.590.2691

suzanne.mayer@expcommercial.com

Scott Naasz

612.819.8285

scott.naasz@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.