

SPECIALTY RETAIL FOR SALE OR LEASE

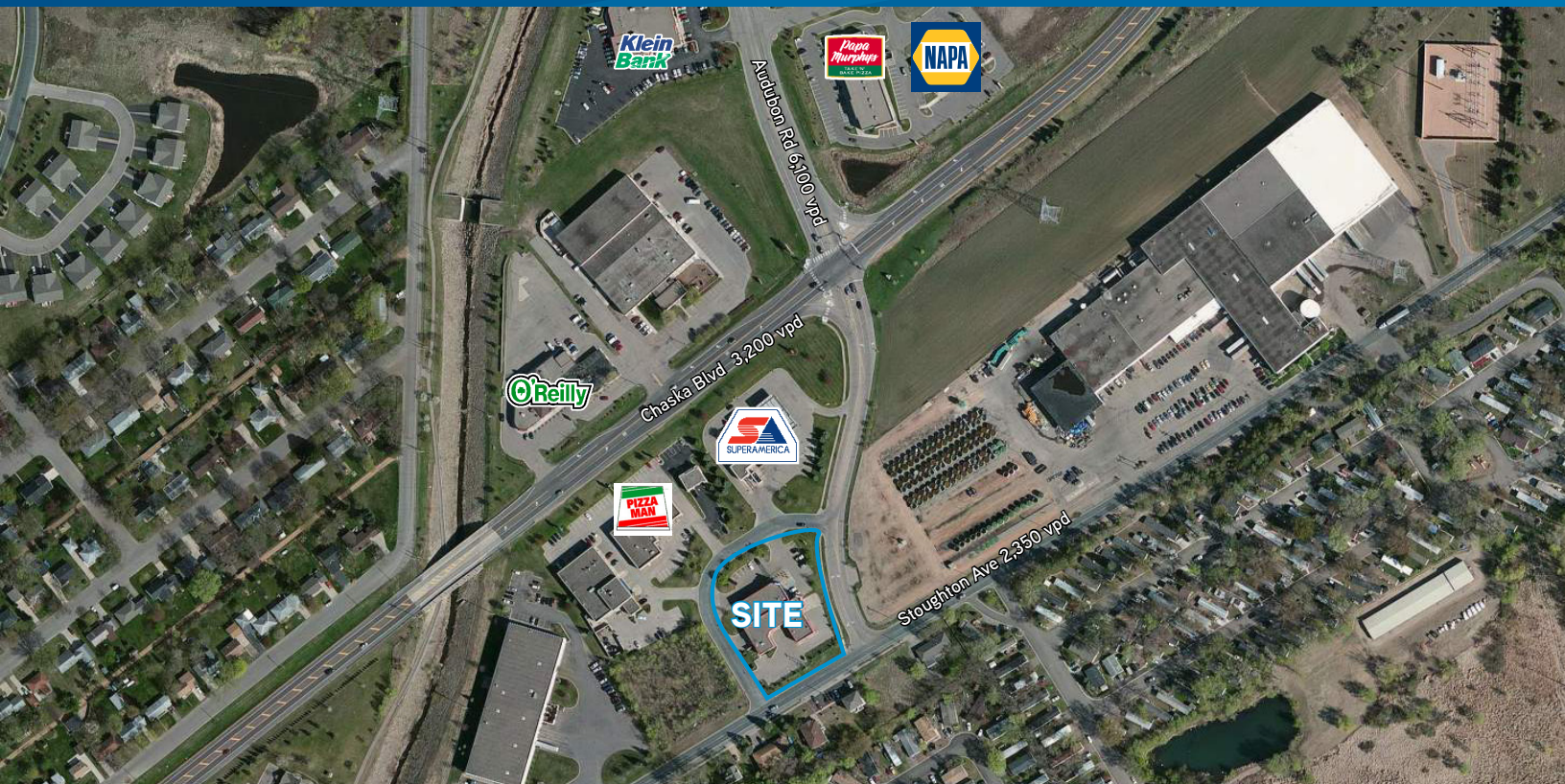
1301 Crystal Lane

CHASKA, MN 55318

MINNEAPOLIS-ST. PAUL



PARTNER X TEAM INTERNATIONAL



For Sale > Full Service Car Wash



Contact Us

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Building Specifics

- **Location** 1301 Crystal Lane | Chaska, MN 55318
- **Description** Full Service Car Wash
- **Center GLA** 7,636 SF
- **Clear Height** 14'
- **Drive-in Doors** Six (6)
- **Amenities**
 - Many floor drains
 - Flammable waste trap
 - Heavy Power (400 amps)
 - Concrete building with concrete roof

Sale Price

\$850,000

Demographics

	1 Mile	3 Miles	5 Miles
Population	4,911	33,375	82,234
Median HH Income	\$64,794	\$76,711	\$92,123
Average HH Income	\$85,424	\$99,393	\$115,065

** Source: ESRI, 2015 Est.*

Traffic Counts

- Chaska Blvd: 3,200 vpd
- Stoughton Ave: 2,350 vpd

** Source: Minnesota Department of Transportation 2013 Study Averages are per day total cars*

2014 Est. CAM & Tax

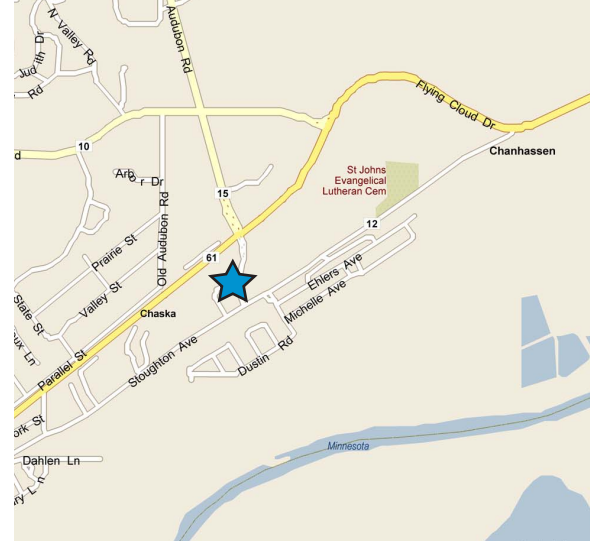
\$15,798

Area Tenants

- Cooper's County Market
- Arrow Ace Hardware
- Cost Cutters
- Super America
- Valvoline Instant Oil
- Wendy's
- Walgreens
- McDonald's
- Tires Plus

Comments

The building is a former car wash facility with a large separate area for car detailing. It has a 14 foot high clear height, six drive-in doors, floor drains, flammable waste traps and heavy power (400 amps). It was built in 2003 and has many upgrades within the entire building. It is located a block off of Chaska Blvd and is surrounded by a number of similar automotive related users. The building is zoned for automotive services and repairs and could easily be repositioned for a fast food user, bank with drive-thru, brewery/distillery, motorcycle shop, lawn/garden tractor store and many more.



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