

For Lease

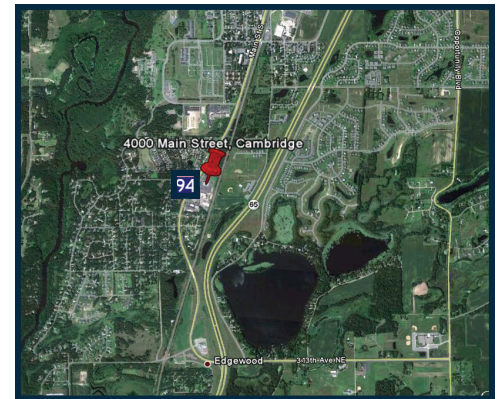
7,516 SF Convenience Store

- 4,508 SF Convenience Store/Car Wash Area
- 3,008 SF Restaurant/Retail Area
- 5,585 SF Canopy Area
- Five (5) Diesel Pumps; Six (6) Gas Pumps
- Automatic Car Wash
- Propane Service Center
- High Day/Evening Traffic Counts
- Highway 65 Visibility
- 2.5 Acres of Land



IMMEDIATE
AVAILABILITY

4000 Main Street
Cambridge, MN



For more information contact:

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**4000 Main Street
Cambridge, MN**

Site Information:

Property Type: Convenience Store, Gas Station, Restaurant,
Land & FFE

Single/Multi: Single-Tenant

Availability: IMMEDIATE

Lease Term: One (1) Year w/Option to Purchase

Square Feet Available:

SF Available: 7,516

C-Store/Car

Wash: 4,508

Restaurant/

Retail: 3,008

Rates/SF:

C-Store: \$7,800/Month NNN

Tenant Pays: Rent & Utilities

Building Data:

Year Built: 2000

Construction: Wood Frame

Parking: Ample

Utilities: Natural Gas, Electric, Private Well & Septic

HVAC: Natural Gas

Sprinkler: None



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****All square footages are assumed to be approximate****