PROPERTY

Pony Express Car Wash

5970 NEAL AVENUE NORTH
OAK PARK HEIGHTS, MN 55082

Pony Express Car Wash

- Operating car wash, including real estate and personal property for sale.
- Exposure to high traffic volumes at SE corner of Hwy 36 (37,000) and Hwy 5 (20,800).
- Located in the busy retail district, just blocks from Stillwater High School.
- Bank owned. This will not last!

Dan Regan • 2866 White Bear Ave • Maplewood, MN • 55109
612.987.9966 • dan@airlakedevelopment.com

Pony Express Car Wash

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Location:	5970 Neal Avenue North, Oak Park Heights, MN
Site Area:	115,140 sq. ft. or 2.64 acres of which 72,920 sq. ft. or 1.72 acres is usable. Unusable consists of ponding and drainage easement located on south side of site.
Price:	$ 1,600,000.00
Zoning:	B-2, General Business
Building Size:	9,882 sq. ft.
Clear Heights:	16 feet
Frame:	Concrete block
Roof Cover:	Pitch and gravel
Electrical:	225 amp service
Plumbing:	2 public restrooms and 1 employee restroom with copper water pipes and pvc waste pipes
HVAC:	1 rooftop HVAC and ceiling mounted, gas fired heaters as well as radiant heat in tunnel wash and radiant heat in vacuum room
Utilities:	Electric - Xcel Energy Gas - Center Point Energy
Parking:	20 spaces total
Property Identification:	Washington County PID: 06.029.20.11.0020
Legal Description:	Jacob 2nd Addition, Lot 2, Blk 1
Census Tract:	27163-0707.01-1
Real Estate Taxes:	$ 28,690.00

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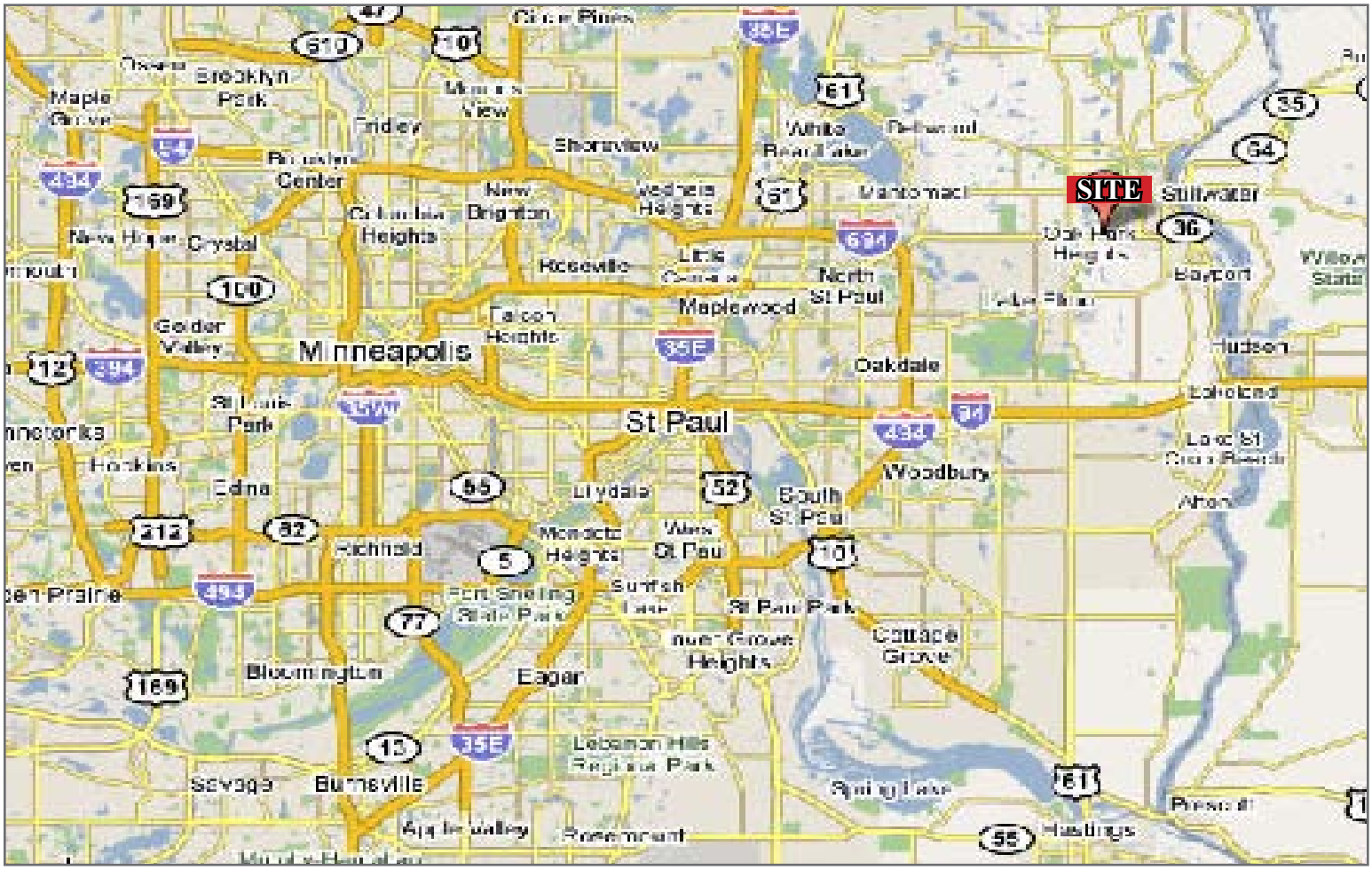
Twin Cities Metro Map



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