



MLS 7153543 Commercial

\$2,950,000

30727 241st Avenue
Browerville MN 56438

Status: Active

Description:

One of a kind business opportunity in Browerville, MN which is conveniently located off Highway 71 with high visibility and daily traffic count!! Big Boyz Truck Wash offers massive wash bays to wash a variety of truck sizes and the only truck wash like it in the area that offers full washout out of manure/animal waste which makes this a very busy location for truckers looking to clean out their trucks/trailers!! The main truck wash space is 60x104 with two truck wash bays and the building also features an office, waiting area, full bath/shower setup and an equipment/utility room space!! The property also features a 50x100 pole building for storage space, lots of space for truck and trailer parking and easy access in and out!! The property with both parcel combined is 63.95 acres!! The waste from the truck/trailer wash is pumped into tanker trailers and dumped at the 58 acre site just a few minutes away. Included with the sale of the property is a Skid Steer, Tanker Trailer, extra pump, extra garage door panels and other misc. inventory!!

Additional Details:

Year Built	2014
Lot Acres	63.95
Lot Dimensions	See surveys
Garage Stalls	20
Taxes	\$8,446
Taxes with Assessments	\$8,660
Tax Year	2024

Additional Features:

Fuel: Natural Gas **Garage:** 20 **Heat:** Forced Air, In-Floor Heating **Sewer:** City Sewer/Connected **Water:** City Water/Connected, Well

Driving Directions:

In City Limits Of Browerville Go to 30727 241st Ave



Listed By:
Edina Realty, Inc.

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Call Affinity Real Estate

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Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



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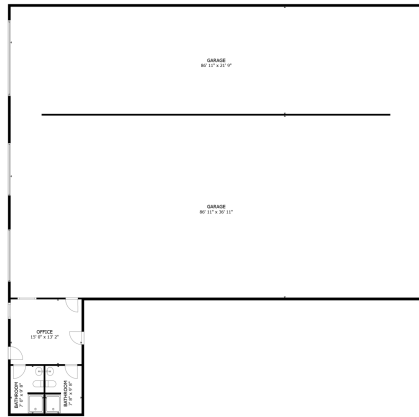
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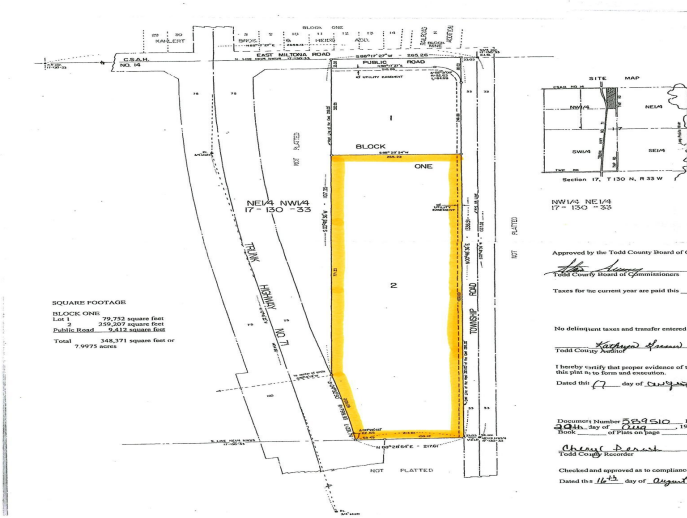
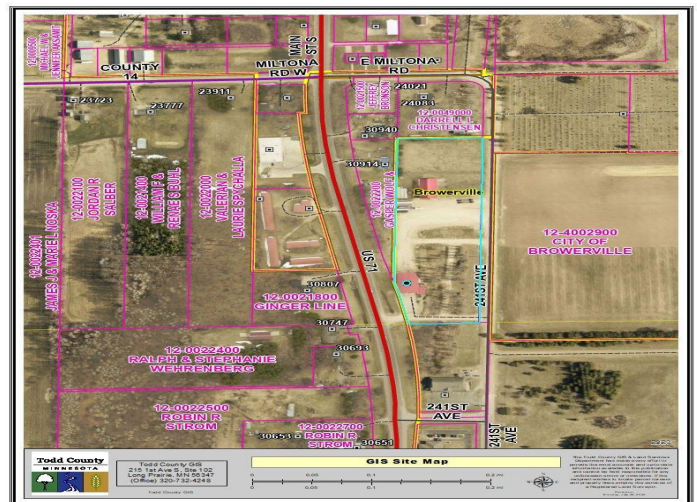
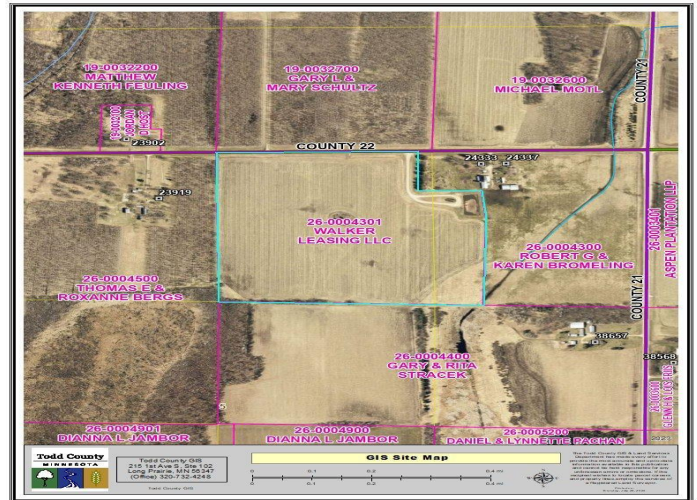
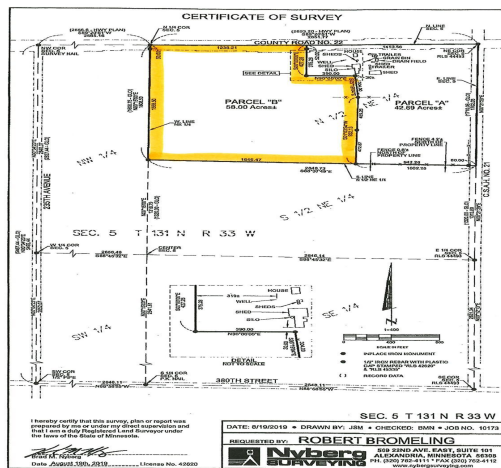


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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 381 sq. ft.
EXCLUDED AREAS : GARAGE 2,208 sq. ft. GARAGE 1,888 sq. ft.
TOTAL : 381 sq. ft.



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