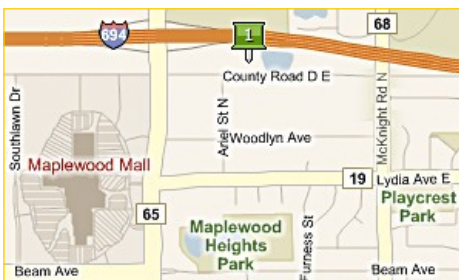


# Elk River Gas Station & C - Store



**13374 Hwy 10  
Elk River, MN**

## Gas Station/Convenience Store



Very Busy Corner on the West side of Elk River. Near the Sherburne County Government Center, Fair Grounds, YMCA and Orono Beach. Currently a BP Gas Station and Convenience Store with space for a sandwich shop. Also running a busy U-haul operation.

# Rock Solid COMMERCIAL

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Contact:

# Ron Touchette

Broker

# 612.685.0373

[ron@rocksolidcommercial.com](mailto:ron@rocksolidcommercial.com)

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 763.786.7979 Fax: 763.416.7817

# Elk River Gas Station & C - Store

Over 23,000 cars per day will see your business!!

**13374 Hwy 10  
Elk River, MN**

## Site Data



<b>Listing Price:</b>	\$997,777	
<b>Includes:</b>	Building, land	
<b>Location:</b>	13374 Hwy 10, Elk River, MN 55330	
<b>PID Number:</b>	27141751322426	
<b>Legal Description:</b>	Lengthy	
<b>Zoning:</b>	Business/Commercial	
<b>Topography:</b>	Parking lot, sidewalk, level	
<b>Utilities:</b>	Water	City water, connected
	Sewer	City Sewer, connected
	Fuel	Natural Gas
	Heat	Forced Air
	DSL	Available
<b>Number of Buildings:</b>	1	
<b>Number of Floors:</b>	1	
<b>Number of Fuel Tanks</b>	5	All tanks and lines in full compliance with current laws and regulations
<b>Foundation Size:</b>	4,000 SF	
<b>Total SF</b>	4,000 SF	
<b>Acres</b>	1.8	
<b>Building Type:</b>	block	
<b>Year Built:</b>	1960	
<b>Parking:</b>	20+	
<b>Occupied:</b>	Yes	currently running as Gas Station and Convenience store
<b>Neighboring:</b>	Primarily Commercial and some residential	
<b>General:</b>	Premium commercial location with high traffic passing everyday. Build a loyal customer base immediately!	

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# Elk River Gas Station & C - Store

**13374 Hwy 10  
Elk River, MN**

## Demographics

## Community-at-a-Glance

County Seat:

**Sherburne**

Population:

**26,514**

Median Age:

**32.7**

Average Family Size:

**3.29**

Median Single Family

Home Value:

**\$142,100**

Median Household Income:

**\$58,869**

Commute Time (minutes):

**27.7**

General Characteristics	Number	Percentage
Total population	26,514	—
<i>Male</i>	13,428	50.6
<i>Female</i>	13,086	49.4
Median age (years)	32.7	—
<i>Under 5 years</i>	2,118	8.0
<i>18 years and over</i>	18,156	68.5
<i>65 years and over</i>	1,792	6.8
Average household size	2.94	—
Average family size	3.29	—
Total housing units	9,119	—
Social Characteristics	Number	Percentage
Population 25 years and over	16,009	—
<i>HS graduate or higher</i>	14,430	90.1
<i>Bachelor's degree or higher</i>	3,118	19.5
Male, now married	6,371	64.6
Female, now married	6,261	64.5
Economic characteristics	Number	Percentage
In labor force	14,696	77.2
Mean travel time to work (minutes)	27.7	—
Median household income (dollars)	58,863	—
Median family income (dollars)	63,636	—
Per capita income (dollars)	21,684	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	6,234	—
<i>Median value (dollars)</i>	142,100	—
Median of selected monthly owner costs with mortgage (dollars)	1,137	—

\*2000 US Census Data

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