

# Live On-Site

# AUCTION

905 10th Avenue  
Clarkfield, MN 56223

Friday, March 29, 2019 • 10 a.m. start

## BUSINESS OPPORTUNITY



**OPEN HOUSES:**  
March 14 & 18, 4:00-5:30 pm  
Call our office for prospectus & complete terms & conditions.



- Major Hwy & Main Street Visibility, Great For Business, Instant Income
- Has Current Renter
- Stucco w/Block Building
- 80'x140' Lot
- City Water w/High & Low Flow Meter
- City Sewer
- 3 Bathrooms (2) Working (1) Plumbed
- Building is 4,547 Sq. Ft. Plus Owned Parking Lot
- Potential for 6 Units
- Floral Shop 19x35
- Back Floral 17x17
- Back Room 17x29
- Car Wash 21x36 Remote Controlled 14x14 overhead door
- Laundry Room 34x29 w/basement
- Hair Salon 30x24 New flooring, All updated, Central Air, Electric, Bathroom, Furnace
- Air Conditioner New 4 years ago but Never Used
- New rubber roof on half of building, asphalt rolled roofing on other half
- 3 Phase Power & Single Phase Elec.
- 4 heaters, Natural Gas
- Futura Car Wash Unit
- Reznor Heat Unit
- Brush, Single Wand, Mat holders, Wringer
- Spot Free Rinse Tank
- AO Smith 2 Gas Hot Water Heaters
- (2) Twin Softners
- Reverse Osmosis System (Newer Motor & Pump)
- Building has 3 electrical boxes all Breakers
- Walk In Cooler w/Condenser Unit & Display Window

**TERMS AND CONDITIONS:** 10% down day of auction. Successful bidder will be required to sign purchase agreement at close of auction. Buying property As Is-Where Is. Buyer will receive clear and marketable title.

**AUCTIONEER'S NOTES:** Business & Investment Opportunity! Car Wash/Laundry Mat/Business Rental Space all under one roof. Major Hwy. & Main Street Visibility, Great For Business & Instant Income. Come to our Open Houses March 14 & 18 from 4:00-5:30 p.m. to check out this Amazing Investment Opportunity. Call our office for more Information, Terms & Conditions. See you at the Auction March 29 at 10 a.m. All personal property & equipment will be sold after the real estate. Thank you! ~ **THE ZIELSDORF AUCTION TEAM**

## EQUIPMENT



- 1991 International Dump Truck, 8' Steel Box, Cummins Dsl., Joystick Dump Handle, Air and Electric Hookup, Pintle Hitch, VIN #1HSHEGGOMH334929
- (2) Three Wheeled Cushman Blue & Orange, Gas, Rear PTO, 3 on the Tree (ran when parked)
- (8) Maytag Commercial Washers w/\$.25 Coin Units
- (3) Maytag Commercial Dryers (1) Out of Service
- (2) Huebsch Originators Load Star II Commercial Dryers
- (1) Laundry Basket
- Hamilton Manufacturing Change Machine (Nearly NEW)
- (4) Chairs
- Cool Drink Pop Machine
- Maytag Commercial Triple Load Washer Front Load
- 140' of Brown Rain Gutter
- Laundry Bar Machine
- Coin Operated Super VAC Vacuum System
- Aqua Towel Machine
- First Alert Security Cameras - 4 Units & Monitor
- Car Wash Soap, Wax & Soap for Brush
- (7) Florescent 9' 2 Bulb Sealed Units
- (3) CAT Car wash pumps Model 340 w/Rebuild Kits



# BUSINESS/INVESTMENT OPPORTUNITY AUCTION

[www.zielsdorfauctions.com](http://www.zielsdorfauctions.com)

**AUCTION & REAL ESTATE SERVICES**

**ZIELSDORF**

320-843-3003



320-843-3003



Your Farm Equipment & Real Estate Specialist

Terms: Cash or check. Nothing removed before settlement.  
Statements made sale day take precedence over all advertising.

**AUCTIONEERS & CLERK**  
Zielsdorf Auction & Real Estate Service  
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