



**COLDWELL BANKER  
COMMERCIAL**

**ORION  
REAL ESTATE**

## **BUSINESS FOR SALE**



**TYPE:** Auto & Radiator Service Business

**LOCATION:** 3345 W St Germain Street, St Cloud, MN

**BUILDING SIZE:** 5,656 SF with four bays and three lifts

**HOURS OF OPERATION:** Monday-Friday 7:30am to 5:30pm & Saturday-Sunday Closed

**EMPLOYEES:** Three Full time employees

**YEARS IN BUSINESS:** 47 Years

**WEBSITE:** [idealradiator.net](http://idealradiator.net)

**REASON FOR SELLING:** Owner is retiring

**LEASE:** \$3,200/month

**PRICE:** \$175,000 Includes FF&E & Inventory

This profitable auto repair business is well established in the community and has a large customer base. They do all types of general auto and light truck repair and also have a niche in the radiator repair market. Included with the sale of the business is Furniture, Fixtures and Equipment such as a Shop Forklift, suspension equipment, R1234 AC testing machine, and much more. Price also includes parts inventory for all types of repairs. Fully functioning turnkey auto repair shop.

**CALL MARK MAETZOLD TODAY FOR A PERSONAL SHOWING**

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