



Andy Weitnauer

7633605646



## TEMCO | 1038 Air Park Dr

12,296 SF | Industrial Building | Aitkin, MN | \$1,300,000 (\$106/SF)



### INVESTMENT HIGHLIGHTS

- 12,296 sq ft metal building
- Established machine shop with a great reputation
- Equipment and training included

## EXECUTIVE SUMMARY


Successful machine shop for sale. Solid reputation in the industry with over 30 years in business and a great group of experienced, long time employees. Includes real estate, equipment, and the business. The real estate is a 1.5 acre lot in the Aitkin Airport Industrial Park with a 12,296 industrial metal building all setup and ready to go. The equipment is

used to serve customers when it comes to hydraulics, machining, welding, and steel processing. The business is profitable and the current owner is willing to help out for one year to train someone in and introduce them to customers and vendors.

## TAXES & OPERATING EXPENSES (ACTUAL - 2022)

TAXES	
Annual	\$99,999
Annual Per SF	\$9.99
OPERATING EXPENSES	
Annual	\$99,999
Annual Per SF	\$9.99
TOTAL EXPENSES	
Annual	\$99,999
Annual Per SF	\$9.99

## PROPERTY FACTS

<b>Price</b>	\$1,300,000	<b>Rentable Building Area</b>	12,296 SF
<b>Price Per SF</b>	\$106	<b>No. Stories</b>	1
<b>Sale Type</b>	Owner User	<b>Year Built</b>	1982
<b>Sale Conditions</b>	Business Value Included	<b>Tenancy</b>	Single
<b>Property Type</b>	Industrial	<b>Opportunity Zone</b>	Yes 
<b>Lot Size</b>	1.47 AC		

## TRANSPORTATION

### FREIGHT PORT

Port Milwaukee

520 min drive

461.8 mi

### RAILROAD

STEWART'S FOREST PRODUCTS-BAXTER-MN

44 min drive

34.5 mi

## PROPERTY TAXES

Parcel Number

56-1-176800

Land Assessment

\$35,400

Improvements Assessment

\$118,300

Total Assessment

\$153,700

Annual Taxes

(\$1) (\$0.00/sf)

Tax Year

2022 Payable 2022

## ZONING


Zoning Code

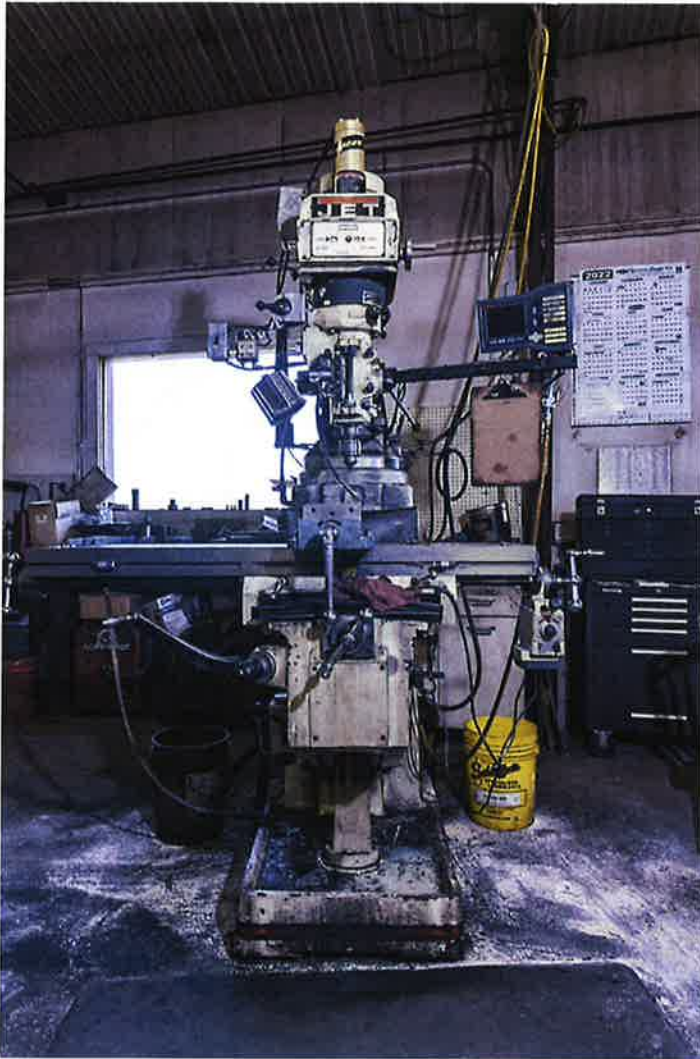
Industrial

MAP OF 1038 AIR PARK DR AITKIN, MN 56431



# ADDITIONAL PHOTOS

 View Photo DSC\_6005\_06\_07\_08\_09\_10\_11



DSC\_5647



DSC\_5984\_85\_86\_87\_88\_89\_90



DSC\_5998\_5999\_6000\_6001\_6002\_6003\_6004

 View Photo DSC\_5950\_1\_2\_3\_4\_5\_6



DSC\_6012\_3\_4\_5\_6\_7\_8



DSC\_6019\_20\_21\_22\_23\_24\_25



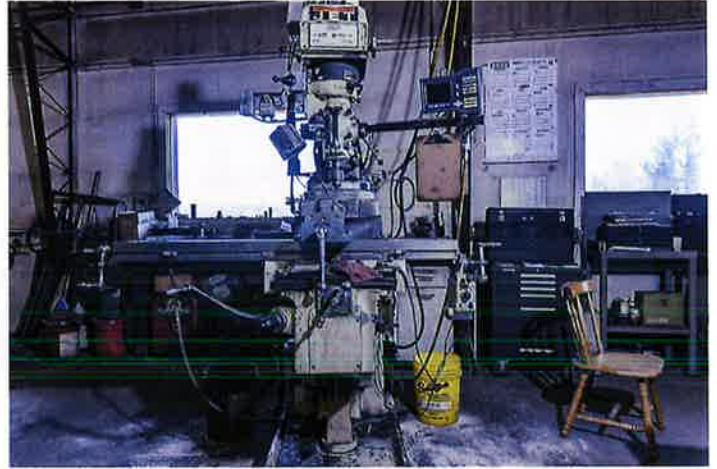
Untitled-1



DSC\_5625



DSC\_5621



DSC\_5628\_29\_30\_31\_32\_33\_34



DSC\_5880



DSC\_5658\_59\_60\_61\_62\_63\_64



DSC\_5676



DSC\_5704\_05\_06\_07\_08\_09\_10



DSC\_5690



DSC\_5712



DSC\_5690\_1\_2\_3\_4\_5\_6



DSC\_5726



DSC\_5729



DSC\_5805



DSC\_5745



DSC\_5817



DSC\_5756



DSC\_5817\_1





DSC\_5822\_3\_4\_5\_6\_7\_8



DSC\_5973



DSC\_5839



DSC\_5856\_57\_58\_59\_60\_61\_62



DSC\_5849



DSC\_5914



DSC\_5922\_3\_4\_5\_6\_7\_8

**Listing ID:** 26194511

**Date Created:** 7/18/2022

**Last Updated:** 1/6/2023

**Address:** 1038 Air Park Dr, Aitkin, MN

The LoopNet service and information provided therein, while believed to be accurate, are provided "as is". LoopNet disclaims any and all representations, warranties, or guarantees of any kind.