

398 Northtown Dr.

BLAINE, MN



OFFERING MEMORANDUM

KW COMMERCIAL
14800 Galaxie Avenue South, Suite 102
Apple Valley, MN 55124

PRESENTED BY:

TIM LITTLE
AGENT
O: 952.432.4900
C: 952.432.4900
timlittle@kw.com
MN #20518852 - WI #63901-64

Confidentiality & Disclaimer

BLAINE, MN

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by South Suburban in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

KW COMMERCIAL

14800 Galaxie Avenue South, Suite 102

Apple Valley, MN 55124

TIM LITTLE

AGENT

O: 952.432.4900

C: 952.432.4900

timlittle@kw.com

MN #20518852 - WI #63901-64

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CELL PHONE REPAIR BUSINESS FOR SALE

SMARTFIX

398 Northtown Dr NE, Blaine, MN 55434



OFFERING SUMMARY

SALE:	Business Only Buyer to take on Lease
SALE PRICE:	\$70,000
LOCATION:	Northtown Mall

PROPERTY OVERVIEW

Cell Phone Repair Business for Sale - (4 years left on lease)
Includes all inventory and business.

Cell Phone repair bay (exclusive for mall)
Used Cell Phones
Cell phone Cases and Accessories
Cell Phone repair parts
Inventory Value ~\$80,000

Oakley Sunglasses Kiosk (exclusive for mall)
Exclusive Oakley Sales in Mall
Complete inventory of OAKLEY
Leased Kiosk Space
Inventory Value ~\$50,000

Custom T-shirt Kiosk
Complete inventory of T-shirts
All equipment
Leased Kiosk Space
Inventory Value ~\$10,000

KW COMMERCIAL
14800 Galaxie Avenue South, Suite 102
Apple Valley, MN 55124

TIM LITTLE
AGENT
O: 952.432.4900
C: 952.432.4900
timlittle@kw.com
MN #20518852 - WI #63901-64

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

CELL PHONE REPAIR BUSINESS FOR SALE

SMARTFIX

398 Northtown Dr NE, Blaine, MN 55434



KW COMMERCIAL
14800 Galaxie Avenue South, Suite 102
Apple Valley, MN 55124

TIM LITTLE
AGENT
O: 952.432.4900
C: 952.432.4900
timlittle@kw.com
MN #20518852 - WI #63901-64

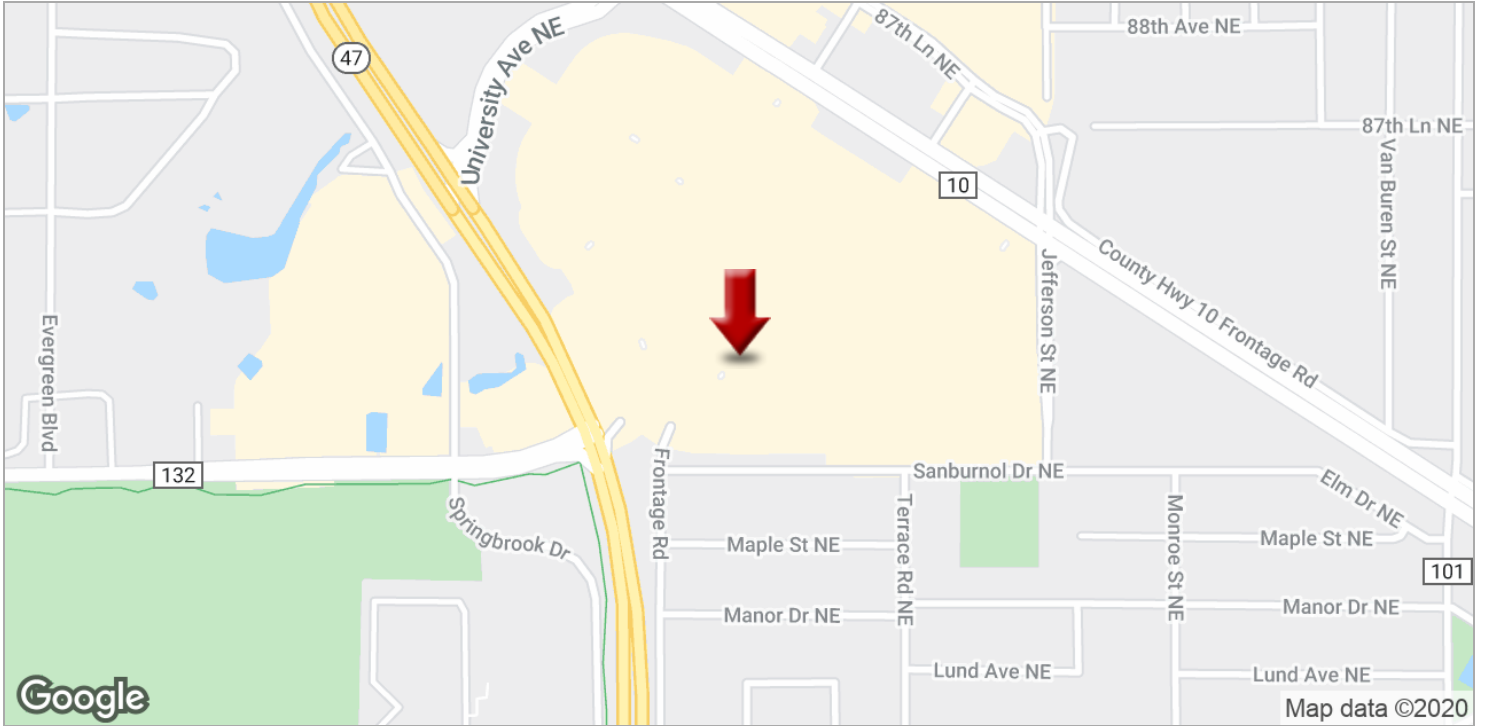
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

CELL PHONE REPAIR BUSINESS FOR SALE

SMARTFIX

398 Northtown Dr NE, Blaine, MN 55434



KW COMMERCIAL
14800 Galaxie Avenue South, Suite 102
Apple Valley, MN 55124

TIM LITTLE
AGENT
O: 952.432.4900
C: 952.432.4900
timlittle@kw.com
MN #20518852 - WI #63901-64

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com