

Inside Equipment

8-door Tonka walk-in-cooler
6-door Zero Zone freezer
7-4' single gondolas
1-Scotsman ice cube machine
2-4' Master-Bilt reach in cooler
1-6' Master-Bilt chest type freezer with 2 door cooler on top
1-6' beverage counter
1-10' x 12' rectangular checkout counter
1-Gilbarco TCR-61Z cash register/pump totalizer
1-8' overhead cigarette rack
1-3' x 1' x 5', 6-shelf cigarette display case
1-3' single gondola
1-3', 3 shelf bakery display rack
15-48" double gondola's with shelves
3-48" single gondola's with shelves
18-drawer steel nut & bolt cabinet
80-compartment nut & bolt cabinet
1-6' x 8' walk in freezer
1-3' wide 6 1/2' high True stainless steel refrigerator
1-single bowl, 1 faucet plastic sink
1-3' wide, 6 1/2' True stainless steel freezer
1-Air Tech 16' stainless steel range hood
1-Superior hot tube gas fryer
1-Vulcan 2 oven gas range with grill
1-2 door True refrigerator 5' wide stainless steel
1-12' stainless steel counter top with 1 basin sink
1-Toast Master 4 bread slice toaster
1-Hatco Flav-R-Fresh Model FDW-1X food warmer
1-3 basin 2 faucet stainless steel sink
1-Auto Chlor model A-4 dish washer system
5-4' x 72 stainless steel shelving racks
3-4' x 18" stainless steel shelving racks
1-6' stainless steel condiment counter
1-7 pot Thumaduke hot food table
1-Hobart meat slicer
1-Berkel electric scale
2' x 4' menu board
4' x 6' formica top counter
1-2 blade coffee warmer
1-8' counter with water station, dish/cup storage underneath
2-microwave ovens
1-2 compartment soup pot
1-6' formica top counter with swinging doors attached
1-5' formica top counter

1-Silver King (under counter) refrigerator
1-10' formica top counter
6-4 person booths
4-4 person booths
3-2 person tables
6-hanging booth lights
10-wood chairs
1-baby high chair
3-10' bench seats
2-5' bench seats
1-24" x 32" x 36" Summit steel safe
1-3 ½' x 5' double pedestal steel desk
1-sound system
1-4 drawer letter size file
1-2 drawer letter size file
1-security system with motion detectors
4-shelf steel rack
1-Sharp 1197G-2 desk calculator
3-telephones
1-commercial grade Rainy water softener
1-Rheem 50 gallon natural gas water heater
1-plastic mop sink
Assorted stainless steel shelving inside walk-in cooler & freezer
1-pizza condiment cooler
1-pizza oven
1-pizza dough developer
1-4' stainless table

Petroleum Outside Equipment

3-10,000 gallon fiberglass U/G tanks (1991)

2-Gilbarco 6-Hose MPD dispensers

40' x 50' steel canopy with lights

Piping for tanks, pumps and leak monitoring equipment

Veeder-Root monitoring equipment installed January 2007

Air hose station with compressor

Signage and sign poles

Building Analysis

Year Built:	Originally built in 1991
Dimensions:	C-store is approximately 32' x 120' totaling 3840 sq. ft.
Foundations, Footings And Floor:	C-store has concrete footing, concrete floors. The store is ceramic tile covered. Café is carpet.
Roof:	C-store has a sloping metal roof. A drop ceiling is utilized inside the building.
Side Walls:	C-store has brick with metal studs. Inside walls are sheetrock.
Plumbing:	Two toilet rooms.
Heating and Cooling:	C-store has a natural gas furnace for heating and electric air conditioning for cooling. Compressors used for cooling are connected to the heating system to store heat in winter, and vent heat out in summer.
Parking:	Concrete, asphalt, drive and parking areas. 1" granite asphalt wear coat put on in 1996.
Comments:	Building is in extremely good condition with room for a car wash if desired.

Site

Location: At the intersection of Minnesota Highway 5 and 25

Legal Description: S.W. ¼ of Sec. 18, Twp 114, Range 26.

Owner of Record: Stoeckman Panning Properties LLP

Site: Approximately 0.8 acres

Zoning: Business-1

Flood Plane: No flood zone

Utilities: Electricity, city water, natural gas, with city sewer system

Traffic Count: The count on Highway 5 is 3652/day going North towards U.S. Hwy 212, and on Hwy 5 is 3700/day going South towards Arlington

Petroleum Contamination: Phase I and II completed 2-9-08. No contamination

Comments: The site is at the grade of the highway, servicing it with good access and visibility.