

**TURNKEY & PROFITABLE
PLUMBING BUSINESS**



PROPERTY NAME: Elbow Lake Plumbing & Heating
ADDRESS: 15 Division Street E, Elbow Lake, MN 56531
YEARS IN BUSINESS: 18 years (one owner)
SIZE OF BLDG: 4,000 SF (2,000 sf office/showroom, 2,000 sf shop built 2001)
TYPE OF BLDG: Original 2,000 /sf block - Addition 2001 wood frame
CEILING HEIGHT: 9' office/showroom, shop area high ceilings
ZONING: Commercial
HVAC: Geothermal (forced air/slab combination heating/cooling)
OF EMPLOYEES: 5 FT (includes owner), 2 PT
HOURS OF OPERATION: Typical for this type of business
2009 REAL ESTATE TAXES: \$4,418; \$176 vacant lot
GROSS INCOME: 2007 \$652,282; 2008 \$654,594; 2009 \$668,952

PRICE: \$199,000 plus inventory
TERMS: Cash or possible terms



COMMENTS: Busy and profitable HVAC, Plumbing & Heating company for sale in Elbow Lake, MN. Original owners of the business have decided it's time for a new phase of life after 18 years of owner/operation of this business. Most of their work is performed within a 35 mile radius of the shop. Nice well maintained building in downtown Elbow Lake houses this business and all of its equipment. Owner is willing to assist during training in period of new ownership. Separate vacant lot (93.42 x 150 not adjacent) is included in sales price.

**CALL BETH NELSON FOR MORE INFORMATION
(320) 339-1239**

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