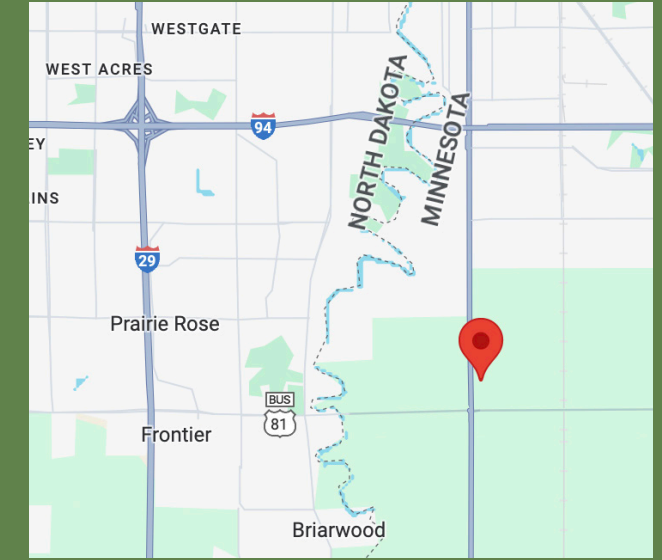


# Upper-Midwest Marine & Powersports Retailer



Welcome to your opportunity to own a thriving business in the heart of the Midwest. The business is situated along U.S. Hwy. #75 with highly sought after frontage on a high traffic travel way. This well-established marine and powersports dealership offers prime opportunity to step into a business with tremendous growth potential.

Don't miss your chance to capitalize on this rare opportunity to purchase one the area's premier Marine & Powersports Retailers. Call or Email Jared at 701.371.2388 or [jared@pifers.com](mailto:jared@pifers.com) to inquire further on this opportunity or to request financial information.

## Wide Variety

This dealership offers a diverse range of products featuring Watercraft, ATVs, Side-by-Sides, Snowmobiles, and more. This opportunity will include territorial rights to sell products from several of the industries' top manufacturers. With a wide selection of leading brands and models, you'll have the ability to cater to every adventure seeker's needs, whether it's hitting the water or trails! Summer or Winter or any season in between, this dealership has the inventory to meet ALL of your customers needs.

## Location

Boasting valuable Highway 75 frontage, this dealership benefits from impressive traffic volumes from target demographics including those heading to and from the region's "Lakes Country" which presents endless opportunities to utilize the products this dealer has to offer.

## Turn-Key

Step into a fully operational business equipped with seasoned staff, established manufacturer relationships, and a loyal customer base. With a solid foundation in place. An opportunity you won't want to miss to expand and grow into adjacent markets and product lines.

## Showroom & Workshop

A spacious and welcoming showroom boasting ample display space allows you to showcase inventory and apparel. Overhead doors allow simple access to bring inventory into and out of the indoor showroom. Additionally, a well-equipped fully outfitted shop ensures maximum efficiency for service, maintenance and new inventory assembly.

## Storage: Established Passive Income

This opportunity includes nearly 67,000 +/- square feet of cold storage to cater to the storage needs of your customer base. The included storage business provides a well-established revenue stream as an integral component of this investment opportunity.

Property Address: 5608 Hwy 75, Moorhead, MN 56560  
Total Acres: 12.67 +/-  
Taxes: \$25,798

## Investment Highlights:

1. Long-standing business with growth potential
2. Wide product range from top manufacturers
3. Passive income storage business.
4. Turn-Key Opportunity
5. Large indoor showroom, maintenance shop.
6. Rare opportunity.

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