



CASEY'S GENERAL STORES, INC.

P.O. Box 3001 • One Convenience Blvd., Ankeny, Iowa 50021-8045 • 515-965-6100

*****PROPERTY FOR SALE*****

Former Convenience Store location, this property is located in Fairmont, MN

Address of Property: 2237 N. State Street
City, State, Zip: Fairmont, MN 56031

LOT SIZE: 3.63 acres

BUILDING SIZE: 1,565 sq. ft.

ASKING PRICE: \$450,000

NOTE: The underground storage tanks have been removed from the property. This property has been cleared by EPA to sell.

NOTE: This property is "Deed Restricted". *This is the legal language that WILL be included in the purchase agreement.*

Restrictive Covenant. In further consideration hereof, Buyer covenants and agrees for themselves, their successors and assigns, that for a period of fifteen (15) years from and after the date the Real Estate is conveyed that the Real Estate will not be used for or in conjunction with any business that includes the sale of gasoline or other motor fuels, cigarettes and other tobacco products. This covenant shall run with the land and shall be binding upon all assignees, transferees, and successor in interest to the Real Estate for the said term of fifteen (15) years. This provision shall survive the closing hereunder and shall be included in the Warranty Deed to be delivered at Closing.

Included items*: Water filter system, kitchen exhaust hood, kitchen sink, kitchen shelves, furnace, air conditioner, bathroom fixtures, water heater, interior and façade lights, coolers.

*NOTE: Some of these items may not be included in the sale of this property. Serious buyers may view the interior of the building to verify the actual items that would be included in the sale.

Property will be sold AS IS/WHERE IS and all terms and conditions of this sale will be included in the contract between the buyer and the seller.

To view this site, please call Marni Beck at 515/965-6598

To submit an offer or letter of intent, please fax to my attention at: 515 / 965-6107.

Please feel free to call or email me with any questions.

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