



PREMIER
COMMERCIAL
PROPERTIES

FOR SALE



For Sale

120 Curtis Road, Champlin, MN

Champlin Sinclair

- Local landmark Sinclair Service Station
- Located at signalized crossroads of Dayton Road and Highway 169
- Signage and visibility to Hwy 169
- Located on the going to work side of Hwy 169
- Fantastic vehicle counts 36,895 vehicle/day
- High density residential adjacent
- Current operating "full service" fueling and mechanic business
- Two properties, two buildings included

PROPERTY DETAILS

Price \$950,000.00

2025 Taxes \$9,180.32

FOR MORE INFORMATION, CONTACT

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CONTACT: Marty Fisher

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Salient Facts:

"Champlin Sinclair"

Property 1 – 120 Curtis Road

- Main property is the service station
- Property Size: .21 Acres
- Building size: 1,221 SF
 - Office 19' x 23' – 437 SF
 - Service Bay 28' x 28' – 784 SF
 - 2 – 10' x 10' glass doors
 - Compressor / air lines
 - Lifts (negotiable)
 - 12' clear height
- Three (3) underground fuel tanks
 - 1 – 2,000-gallon Diesel
 - 1 – 2,000-gallon Premium
 - 1 – 4,000-gallon Unleaded
- Two fueling pumps
- Lighted Canopy
- Building is served by a well and city sewer
- Note: The neon sign, dinosaur, and Champlin Sinclair name are not included in the sale.





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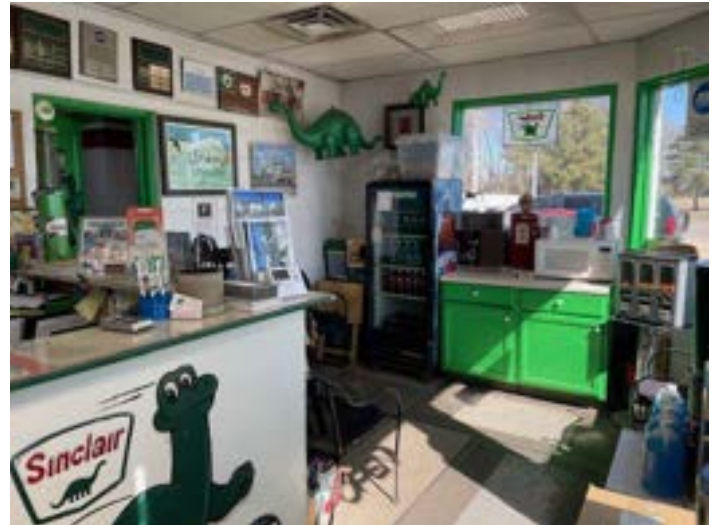
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Service Station Continued:





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Salient Facts:

Property 2 – 23 Colburn Entry

- This is second property; service, repair and storage
- Property Size: .13 Acres
- Building size: 1,008 SF (42' x 24')
 - 1 office 14' x 24'
 - 2 service bays (14' x 24' each)
 - 10' x 10' and 10' x 12' drive-in door





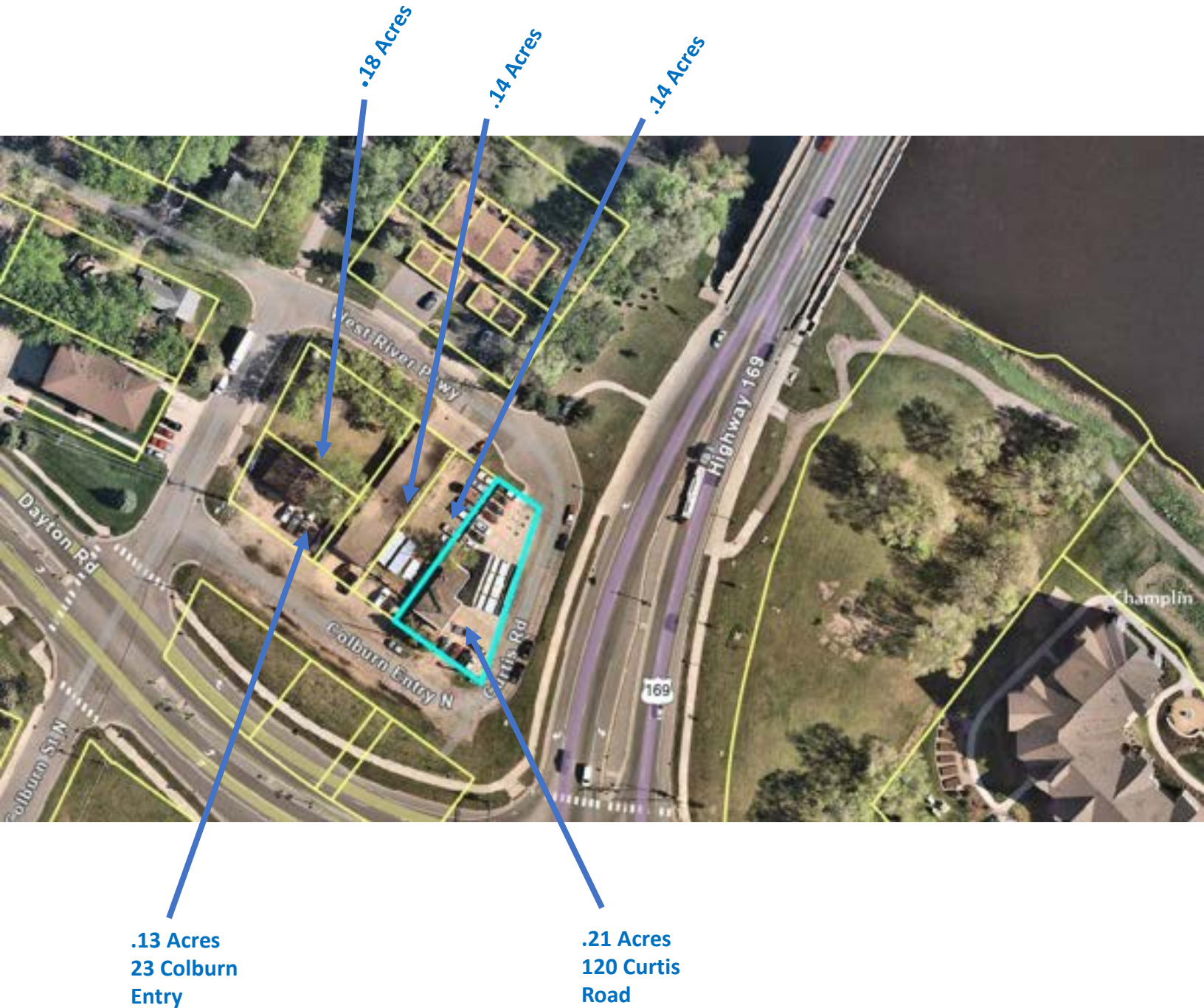
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Total Area owned by Sinclair - .34 Acres
Total Area if combined - .80 Acres



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Owned by City of Champlin E.D.A



23 Colburn Entry
Warehouse

120 Curtis Road
Sinclair Station



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Dayton Road

Sinclair

Signalized
Hwy 169

New Champlin
Apartments &
Event Center

Mississippi
River

Demographics (2024)	1 Mile	3 Miles	5 Miles
Population	9,919	60,695	138,504
Total Household	4,370	23,780	51,887
Average Income	\$90,621	\$104,520	\$



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