



1405 Miller Trunk Highway, Suite 600, Duluth MN 55811 (218) 727-0064

FOR SALE: 3301 BELKNAP ST.



LIQUOR STORE



*There is outside seating in front.

RESTAURANT/GRILL



BANQUET FACILITY



3 Profit Centers in 1 Location!

Turn Key Asking Price:

\$1,590,000*

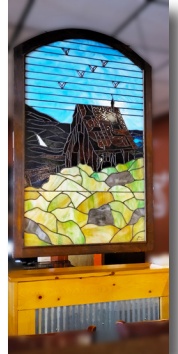
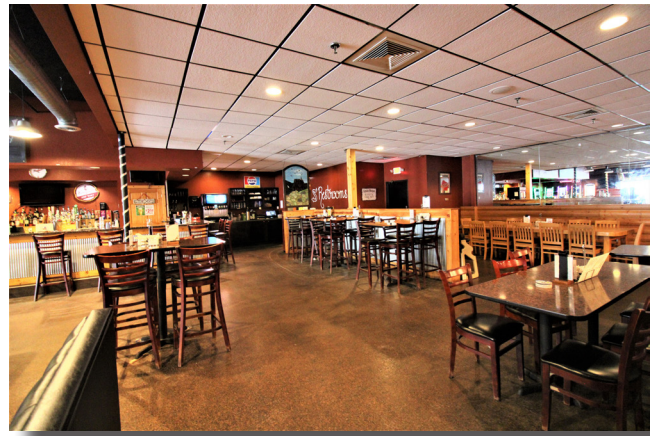
*Plus the Food & Liquor Store Inventory

Restaurant:

Kitchen 43'9 x 33'4
Smoker, Freezer and Office 30' x 16'
Dining Area: 4018 Sq. Ft.

Restaurant Area : 5956 Sq. Ft.
Seating: Currently 184

Additional:
Offices (2nd floor) & Storage: 982 Sq. Ft.



Banquet Hall:

40'8 x 53'6
Restroom Area: 21'9 x 22'3
Office & Storage: 6'4 x 37'

Banquet Center can be “dry” with portable kegs and liquor from the Restaurant for safe teen and children’s events.

Banquet Area: 2893 Sq. Ft.
Seating: Currently 88



Liquor Store:

Retail 26'7 x 104' + 49'9 x 23'1

Beer Cooler: 24'x 60' (Walk-in)

Warehouse & offices: 85' x 50'

Liquor Store: 9714 Sq. Ft.



Cash Wrap



Walk-in Beer Cooler

DETAILS:

Building Total: 19,545 Sq. Ft.

Masonry Construction

Year Built: 1968

Lot Dimensions: 405' x 307'

Total: 123,736 Sq Ft. (2.841 Acres)

City Water/City Sewer

Parking for 170 cars



The Shack Smoke House has been one of the Twin Ports iconic restaurants from the days of the Dinner Theater, to today with its three-fold profit centers. Chefs call the smoker one of the very best in the state, allowing a wide range of meats to be highlighted in a variety of scrumptious dishes. The newly remodeled Banquet Center is the perfect location for wedding receptions, business meetings, graduation events, holiday parties and a variety of other functions. The vast menu helps make any event a success. And the Liquor store has an impressive selection of spirits, including: imported wines, local regional and imported beers, tonics and complimentary items to make any gathering sparkle.

MEDIAN INCOME

Superior	54880	\$51,426
South Range	54874	\$73,325
South East Douglas County	54864	\$70,033
Duluth	55804	\$86,575
Hermantown	55811	\$69,409
Proctor	55810	\$67,903

DOUGLAS COUNTY INFORMATION:

2022 Taxes: \$28,001.82

APN: 06-806-00747-02

EMV: \$1,820,800



SUPERIOR WISCONSIN



Located minutes from Lake Superior

Subject Property

Only 9.2 miles from the Miller Hill Mall



THE SHACK is located at the base of the Bong Bridge, (U.S. 2) allowing for easy access to Duluth, I 35, Superior's resurging Business District and Highway 2/53 heading to Ashland & Bayfield.



Beth Wentzlaff

Broker

Lic WI & MN

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