



MEDICAL ARTS COMPLEX FOR SALE

9 Birch Street NE, Remer, MN 56672

C|C CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com

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Features

Medical Arts Complex.

Opportunity awaits at a Medical Arts Complex in Remer! Position your practice or business in this versatile, professional 3-tenant office building located just off Main Street in the heart of Remer. The Medical Arts Complex offers 6,000+ square feet of prime space, ideally suited for a wide range of healthcare or office-service uses. Previously configured as a medical office, the space is thoughtfully designed with functionality and flexibility in mind. It includes 6 exam rooms, 3 treatment rooms, 7 private offices, dual reception areas, 4 restrooms, multiple storage rooms, and a staff lounge—ready for immediate use or easy customization to fit your needs. With two of the three suites currently available, this is a perfect opportunity for an owner-occupier to establish their presence alongside an existing dental practice, or for an investor to lease out the space in this well-maintained professional complex. Whether you're expanding, relocating, or launching a new venture, this Medical Arts Complex offers the location, layout, and potential to thrive.



Address: 9 Birch Street NE, Remer, MN 56672

Directions: From the intersection of Main Street and Etna Ave in downtown Remer - East 1 block on Main Street - North 1 block on 1st Ave NE - Property is the SW corner of 1st Ave NE and Birch Street NE

Lot Size: 0.52 Acres (25,500 sq. ft.)

Lot Dimensions: 150' x 150'

Building Size: 6,088 sq. ft. Total
West Office: 4,416 sq. ft. + 720 sq. ft. Utility Basement (Vacant)
East Office: 840 sq. ft. (Vacant)
Dental Office: 832 sq. ft. (Port City Dental)

PRICE REDUCED: ~~\$399,000~~ \$373,000

Continued on next page.

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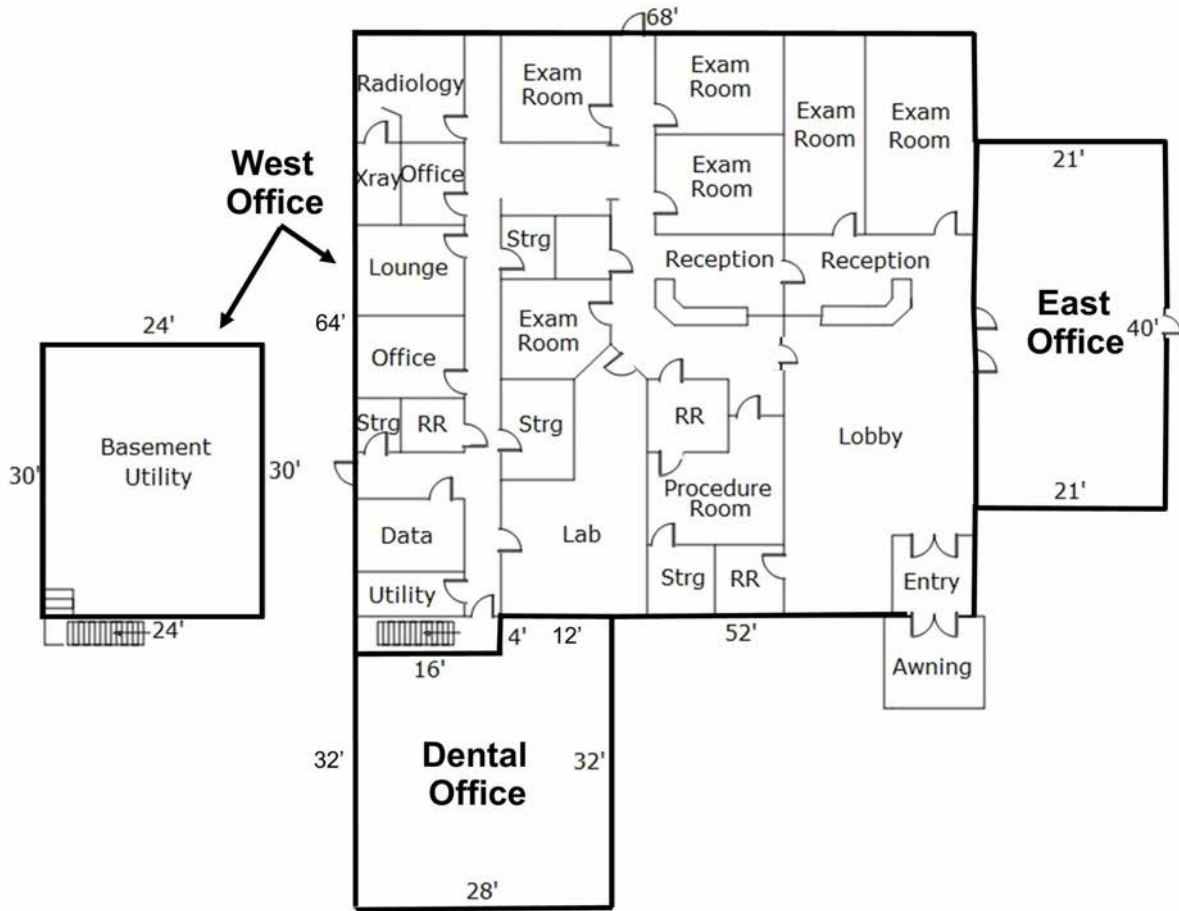
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Features

2025 Real Estate Taxes:	\$8,290
Water & Sewer:	City
Heating:	Natural Gas Forced Air
Cooling:	Central Air - Electric Ground Units
Electric:	1 (150 Amp) Panel & 1 (800 Amp) Panel, Single Phase
Lighting:	Fluorescent
Construction:	Wood Frame
Foundation:	Concrete Block
Roof:	Asphalt Shingles
Exterior:	Steel Siding
Ceiling Height:	8' - 10'
Restrooms:	West Office: 3; East Office: 1; Dental Office: 1
Parking:	20 Paved Parking Spaces
Frontage:	150' along Birch Street NE and 150' along First Ave NE
Zoning:	R-2 Neighborhood Residential
PID#:	95-337-0205 & 95-337-0210
Legal Description:	Lots 1-3 Block 2 Remer Original Plat
Neighboring Businesses:	Located near Woodsman Cafe, Lovin' Scoop Full, Ice Cube, Wagner Excavating, Remer Depot, Remer Lumber, Big Foot Gas & Gift, 1st National Bank, Vintage Thrift & Gift, Remer Liquor, Northwoods Meats, Remer Arts & Crafts, Holter's Grocery, Thrifty Nifty & New, Thunder Lake Realty, Laundromat & Car Wash, Woodsbay Realty, Mane Topic Salon, Rusty Buckets, Harvest church, Main Street Coffee plus others.

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Floor Plan



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Photos



Complex



Complex - Signage



Complex - West Office & Dental Office Entrances



Complex - East Office Entrance



Complex - North Side of Building



Complex - North & West Side of Building

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Photos



East Office - Entrance



East Office - Reception



East Office - Offices



East Office - Office



East Office - Office



East Office - Office

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Front/South Side of Bldg - Main Entrance



West Office - Reception



West Office - Reception



West Office - Secondary Reception



West Office - Procedure Room



West Office - Lab

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West Office - Exam Room



West Office - Exam Room



West Office - Exam Room



West Office - Exam Room



West Office - Office



West Office - Lower Level Utility Room

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Photos



Dental Office - Entrance



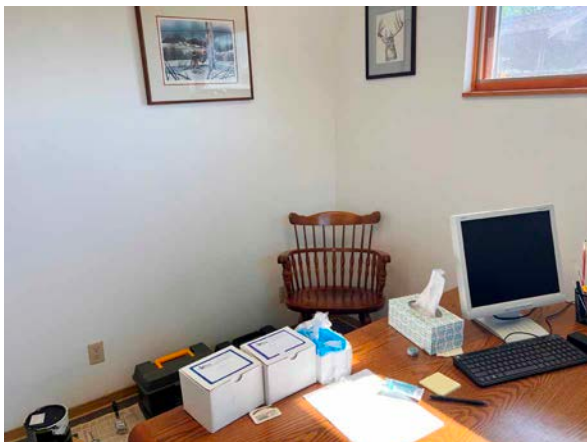
Dental Office - Reception



Dental Office - Exam Room



Dental Office - Exam Room



Dental Office - Office



Dental Office - Break Room

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Aerial Photo



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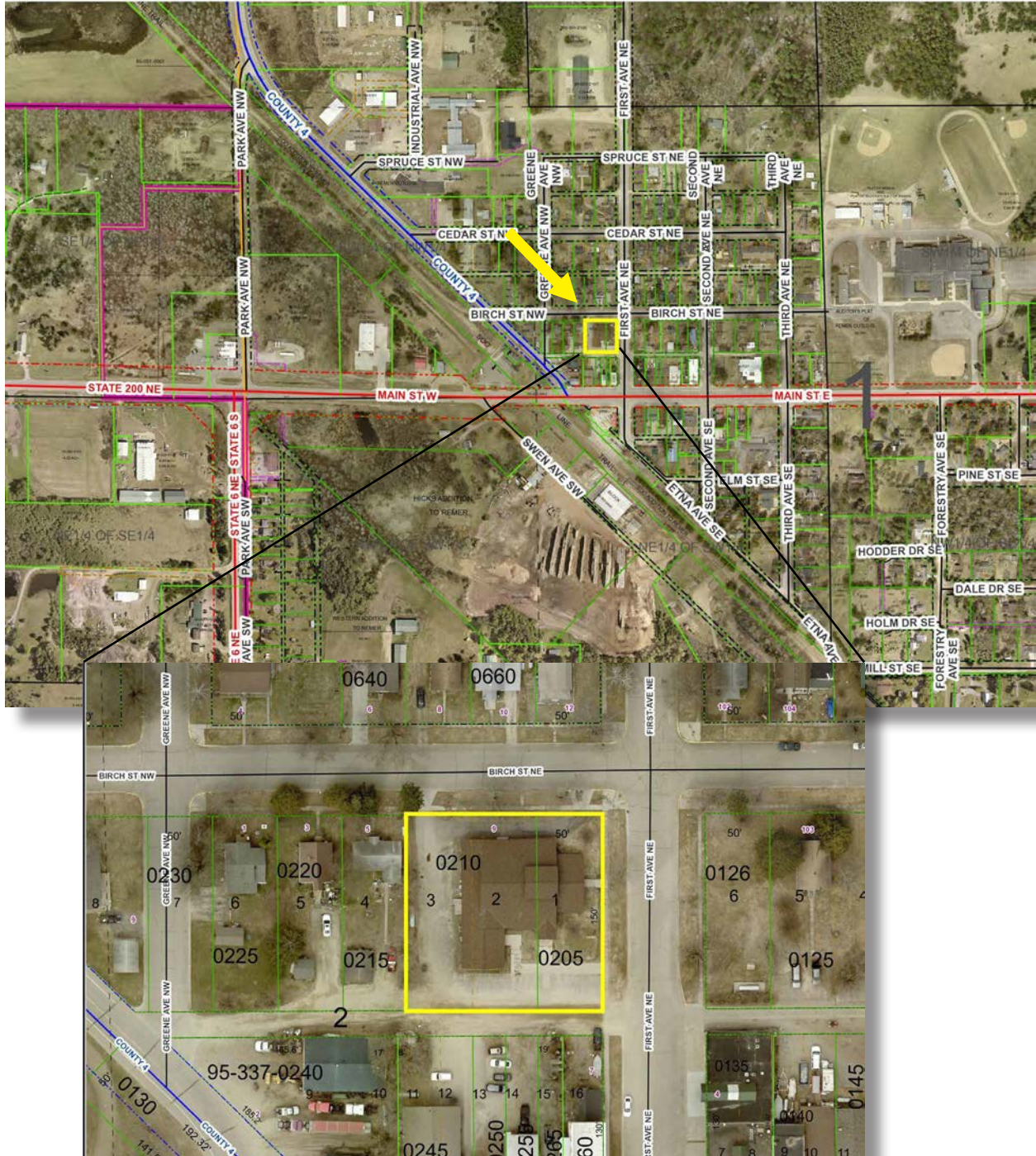


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Section Aerial



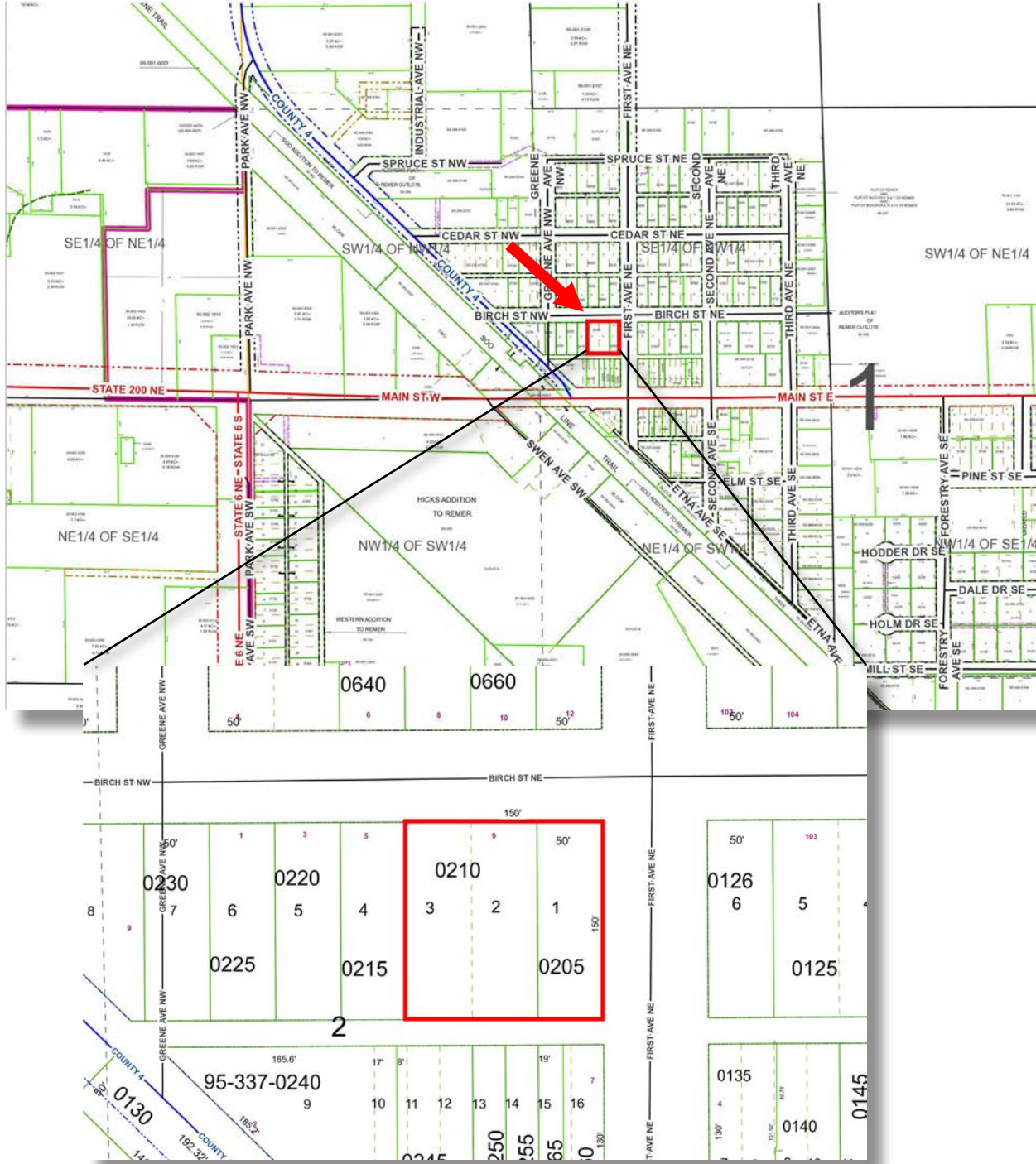
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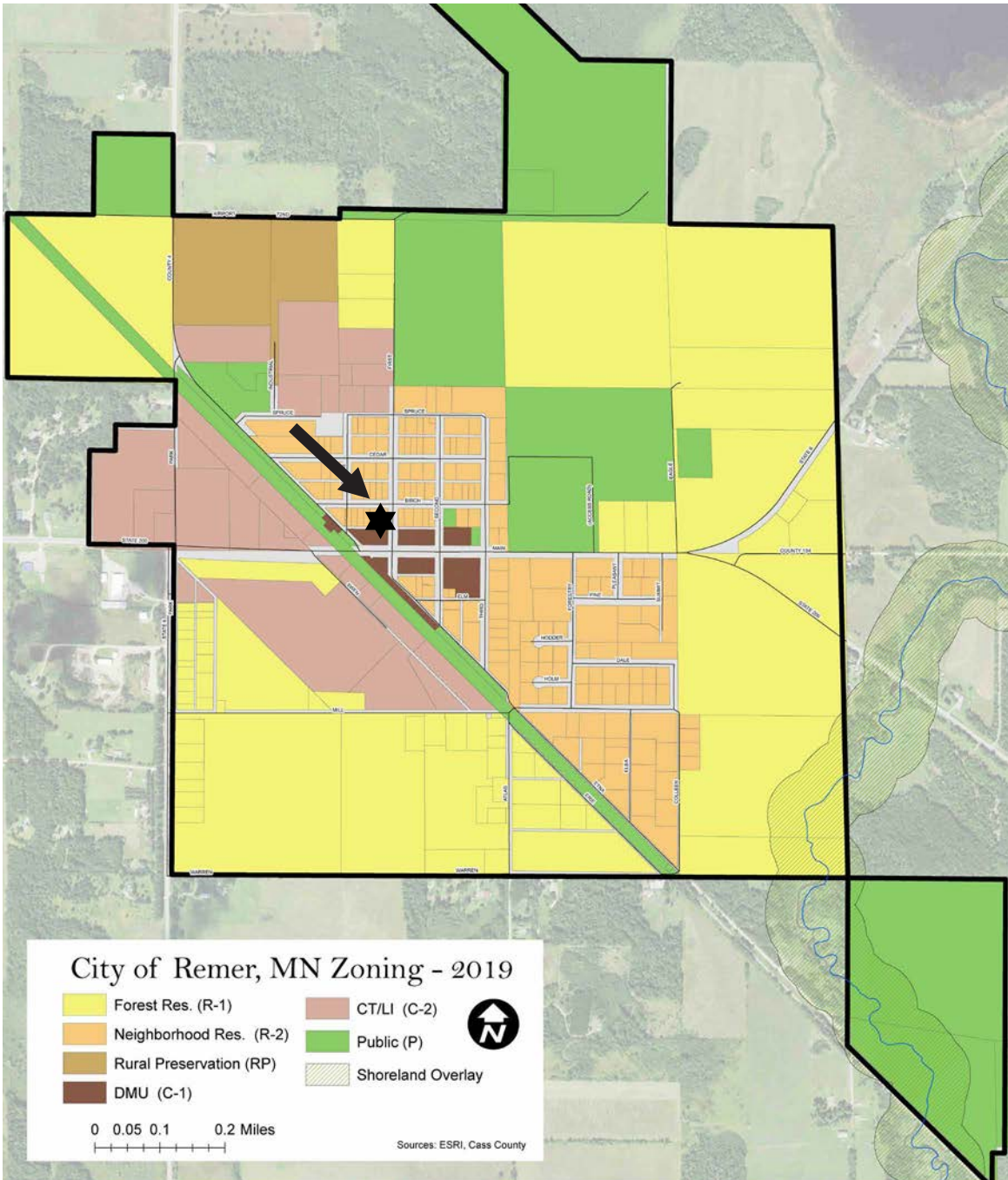
Section Map



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R-2 Neighborhood Residential



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Zoning Description

Neighborhood Residential (NR).

1. Intent and Purpose: To establish and maintain a land use district for developed, non-riparian properties, for properties with infrastructure in place to provide for higher density development, and properties developed as a rural neighborhood cluster. Land in this district shall not be further subdivided unless it falls within the Utility Overlay Zone or the land is incorporated into a development on an adjacent property. This zoning classification is non-riparian.

2. Lot and Use Requirements (NR):

Lot width—feet, minimum 100

Buildable lot area – acres, minimum 2

Maximum Density (acres/unit) 1

Maximum Density, Rural Conservation Subdivision (acres/unit) 1

Setback, right of way, City road- feet, minimum 30

Setback, right of way, County or State road, feet, minimum 50

Setback, side yard – feet, minimum 10

Setback, rear – feet, minimum 10

Setback, corner side – feet, minimum 30

Setback, un-platted cemetery or archeological site – feet, minimum 50

Setback, sign – feet, minimum 1

Setback, wetland or stream – feet, minimum 50

Impervious coverage - percent maximum 20%

Building height, dwelling – feet, maximum 25

Building height, accessory structure – feet, maximum 25

Building above highest groundwater level – feet, minimum 3

Maximum animal unit per acre 1

3. Performance Standards (NR):

A. Dwelling, Guest Quarters. Guest quarters must meet the following restrictions:

- i. Shall be located along with the principal structure on the smallest lot meeting the above requirements.
- ii. Shall be a minimum of 400 square feet and maximum of 600 square feet and shall not exceed 15 feet in height.

B. Impervious Coverage. Impervious coverage may be increased by 5% through a conditional use permit if the following is provided:

- i. A stormwater retention plan be submitted showing containment of the 5-year, 24-hour storm event on the parcel.
- ii. Direct runoff of stormwater to adjacent water bodies, including wetlands and adjacent parcels, shall be eliminated through the use of berms, filtration strips, swales or other permanent means

C. Outside Storage. Storage of a fish house and a recreational vehicle is allowed if stored not less than 10 feet distance from any property line and not within the OHW setback.

D. Fences. Fences not exceeding 60 inches in height may be constructed except within the OHW setback area. Fences not exceeding 36 inches may be constructed within the OHW setback area so long as the fencing is transparent. Under no circumstances shall a fence be constructed closer than 10 feet from the surface of a public road. Materials shall consist of usual fencing materials with posts and fence of metal, wood, concrete, brick or smooth wire. Barbed or electrified wire is prohibited, except where specific approval has been given by the Planning Commission.

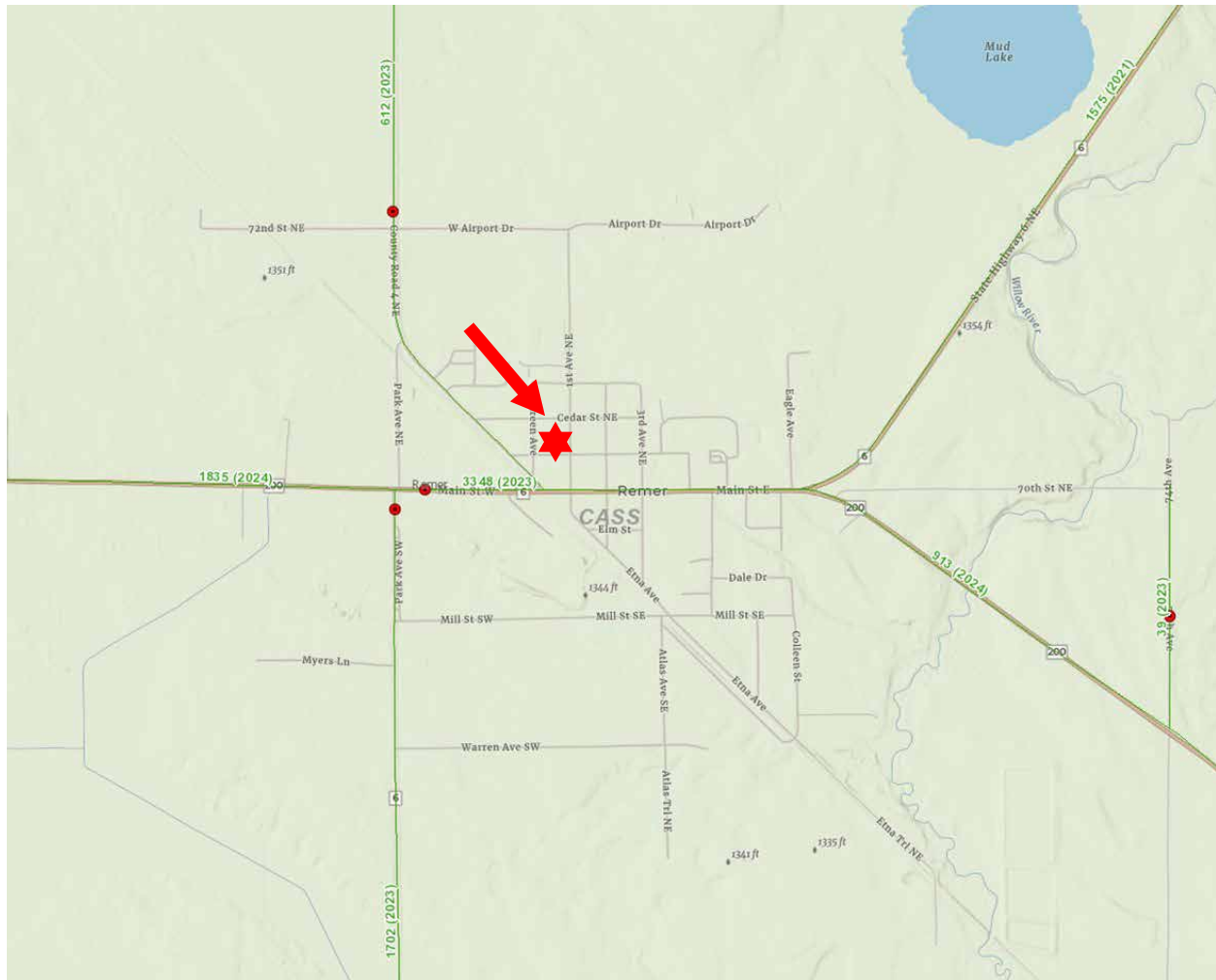
E. Establishment of Primary Use. All garages permitted without principle dwelling units shall have adequate buildable area for a principle dwelling unit, a sewer treatment system and a well. Applicants for garages without principle dwelling units shall submit a sewer design by a licensed designer for the future principle structure before obtaining a permit.

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Counts from MNDOT

Traffic Counts

Traffic Counts: 3,348 (2023) on Main Street (State 6 / State 200 NE), 1,702 (2023) on State 6 S and 612 (2023) on Etna Road (CR 4)



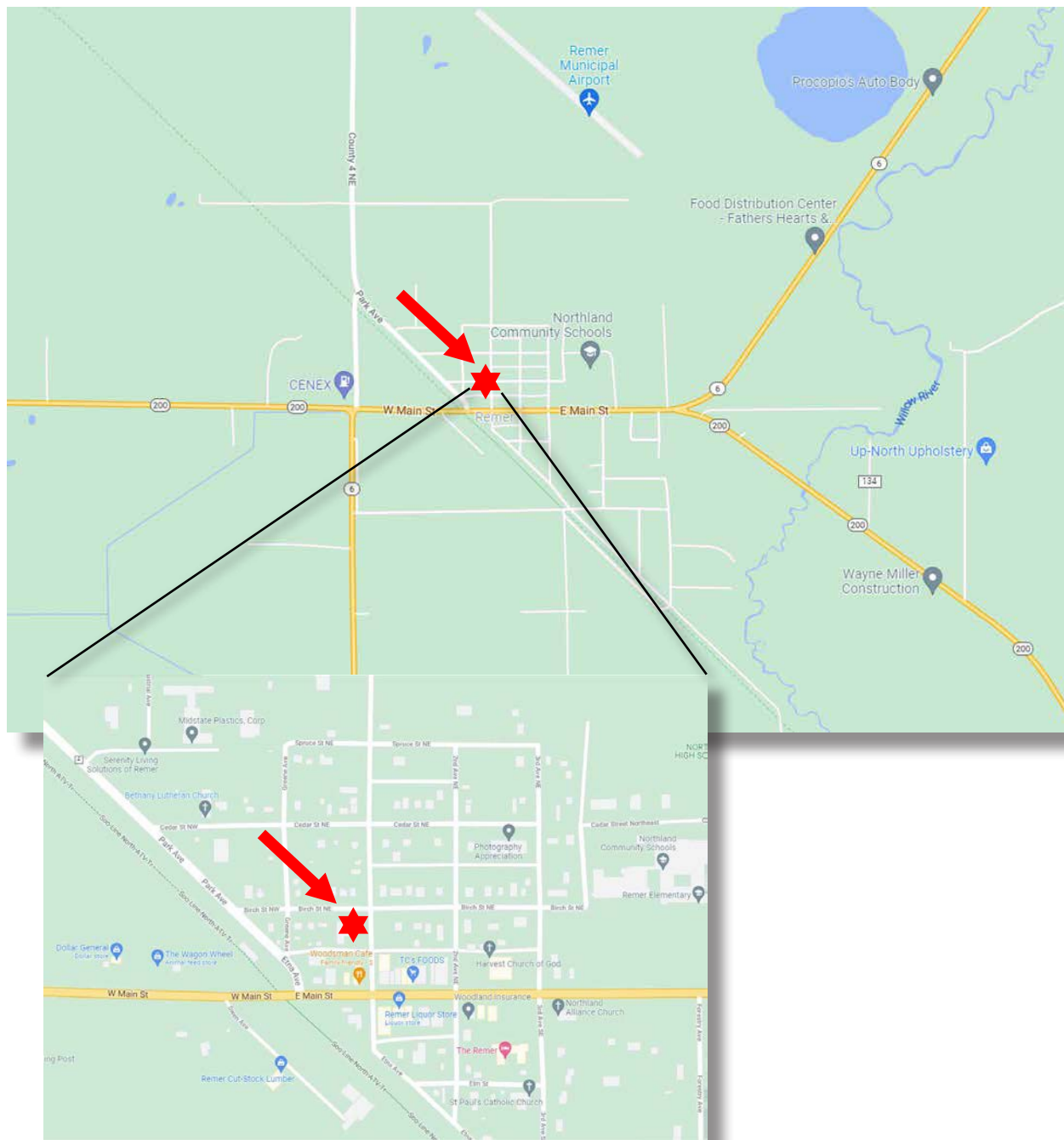
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Location Map



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Trade Area 2024 Population (Includes the following counties):

Crow Wing County	68,541
Cass County	31,282
Total Trade Area Population	99,823

2024 Population: Remer 1,975

Estimated Summer Population: Brainerd/Baxter 200,000+

Projected Population Growth Change 2024-2029:

Cass County	0.55%
Remer	0.04%

Households in 2024: Cass County 13,156
Remer 925

2024 Median Household Income: Cass County \$68,950
Remer \$60,961

City of Remer Chamber Business Members:

- | | |
|-----------------------------------|-----------------------------------|
| Pine Cone Press - Citizen | Midstate Plastics Corporation |
| Americare Lodge, Inc | Savanna Pallets |
| Acheson Tire | Thunder Lake Realty |
| Automotive Electric Services, Inc | Balsam Bay Resort & RV Park |
| Dale's Auto Body, Inc | Timber Trails Resort |
| First National Bank North | Icecube Coins & Antiques |
| Grand Rapids State Bank | The Trading Post |
| Lovin' Scoopfull & -Latte More | Thrifty, Nifty, New & Guitars Too |
| Woodsman Cafe | American Disposal |
| Bethany Lutheran Church | Fit Up North, LLC |
| St. Paul's Catholic Church | Holter's Snow, Lawn & Dock |
| Faith in Action for Cass County | Little Sand Group Homes |
| Northland Lions Club | Remer Car Wash & Laundromat |
| Remer Centennial Library | Runyan Well Drilling |
| Ruyak Enterprises, Inc | S&P Computer Services, Inc |
| Bigfoot Gas & Gift | Lake County Power |
| Northern Star Co-Op | |
| Remer Family Dentistry | |
| TC's Foods | |
| Northwoods Custom Meats, Inc | |
| Holkers Do It Best Remer Lumber | |
| American Eagle Security | |
| Woodland Insurance | |
| Johnson Telephone Company | |

Continued on next page.

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Demographics

REMER CHAMBER . COM

Welcome to the Remer area and Eagle Country. Remer is conveniently located in the southeast corner of the Chippewa National Forest in Minnesota. The 650,000 acre Chippewa National Forest is home to the largest population of nesting bald eagles in the contiguous 48 states. Watching eagles soar over the lake or above the tree-line while enjoying the many outdoor activities, is truly a breathtaking and majestic event.

Surrounded by hundreds of lakes, streams, rivers and vast expanses of forest, the area provides an unparalleled setting for year-round outdoor activities, abundant wildlife and nature.

Cozy resorts and campgrounds are nestled on the secluded shores of the area lakes, each offering its own distinct personality and amenities. Whatever your outdoor pleasure, be it fishing, hunting, photography, hiking, birding, etc., you are assured of an unforgettable experience. Nature has provided her finest no matter what time of year. Remer truly is a Place to Belong.

REMER SOO LINE DEPOT

A Piece of History Preserved

Starting approximately 10 years ago a group of people with a vision of what the Soo Line Depot could be, saved the building from being demolished. Part of the Remer Landscape for 100 years, a portion of that history is preserved in one area of the Depot that retains the hardwood oak flooring installed during the original construction of the Depot and the museum dedicated to the early days of Remer.

Until 2013 the large conference room in the Depot was used for meetings and other gatherings, and periodically rented out for private use. That space now serves the community with the newly established Remer Centennial Library. Visit their website for hours of operation and other information: www.remerlibrary.org

There are two Public Restrooms opened from 8:00 AM to 6:00 PM. for the convenience of travelers and people using the Soo Line Trail. During part of the year the Chamber plans on keeping the Depot open on weekends.

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Thank You

Thank you for considering this Close - Converse opportunity

Close - Converse is pleased to present this real estate opportunity for your review. It is our intention to provide you with the breadth of information and data that will allow you to make an informed decision.

We are here to help

Please review this package and contact us with any questions you may have. We are prepared to discuss how this property meets your needs and desires. Facts, figures and background information will aid in your decision. Should you need specialized counsel in the areas of taxation, law, finance, or other areas of professional expertise, we will be happy to work with your advisor or, we can recommend competent professionals.

How to acquire this opportunity

When you have made a decision to move forward, we can help structure a proposal that covers all the complexities of a commercial real estate transaction. As seller's representatives, we know the seller's specific needs and can tailor a proposal that expresses your desires, provides appropriate contingencies for due diligence and results in a win-win transaction for all parties.

Agency and you

Generally, we are retained by sellers or landlords to represent them in the packaging and marketing of their commercial, investment or development real estate. You are encouraged to review the Minnesota disclosure form "Agency Relationships in Real Estate Transactions" which is enclosed at the end of this package. If you have questions about agency and how it relates to your search for the right property, please ask us. We will answer all your questions and review the alternatives.

Should you wish to pursue this opportunity, please acknowledge your review of "Agency Relationships" by signing, dating and returning it to us.

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Agency Disclosure

AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

1. Page 1

2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with consumers what type of agency representation or relationship they desire.⁽¹⁾ The available options are listed below. This is not a contract. This is an agency disclosure form only. If you desire representation you must enter into a written contract, according to state law (a listing contract or a buyer/tenant representation contract). Until such time as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see paragraph IV on page two (2)), unless the broker or salesperson is representing another party, as described below.

9. **ACKNOWLEDGMENT: I/We acknowledge that I/we have been presented with the below-described options. I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the broker/salesperson. I/We understand that written consent is required for a dual agency relationship.**

12. THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.

13. _____
 (Signature) (Date) (Signature) (Date)

14. I. **Seller's/Landlord's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker, represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to the Seller/Landlord the fiduciary duties described on page two (2).⁽²⁾ The broker must also disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the Seller/Landlord, he or she must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel from the broker or salesperson.

24. II. **Buyer's/Tenant's Broker:** A Buyer/Tenant may enter into an agreement for the broker or salesperson to represent and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord, even if he or she is being paid in whole or in part by the Seller/Landlord. A Buyer's/Tenant's broker owes to the Buyer/Tenant the fiduciary duties described on page two (2).⁽²⁾ The broker must disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, he or she must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or salesperson.

35. III. **Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This role limits the level of representation the broker and salesperson can provide, and prohibits them from acting exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose specific information about him or her. Other information will be shared. Dual agents may not advocate for one party to the detriment of the other.⁽³⁾

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary duties described below.⁽⁴⁾ Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)

48. _____ I have had the opportunity to review the "Notice Regarding Predatory Offender Information" on
 (initials) (initials)
 49. page two. (2)

50. Page 2

51. IV. **Facilitator:** A broker or salesperson who performs services for a Buyer/Tenant, a Seller/Landlord or both but does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of confidentiality to the party but owes no other duty to the party except those duties required by law or contained in a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's Broker (see paragraph III on page one (1)).

63. ⁽¹⁾ This disclosure is required by law in any transaction involving property occupied or intended to be occupied by one to four families as their residence.

65. ⁽²⁾ The fiduciary duties mentioned above are listed below and have the following meanings:
 66. **Loyalty** - broker/salesperson will act only in client(s)' best interest.
 67. **Obedience** - broker/salesperson will carry out all client(s)' lawful instructions.
 68. **Disclosure** - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge which might reasonably affect the client(s)' use and enjoyment of the property.
 69. **Confidentiality** - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific information (such as disclosure of material facts to Buyers).
 70. **Reasonable Care** - broker/salesperson will use reasonable care in performing duties as an agent.
 71. **Accounting** - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

74. ⁽³⁾ If Seller(s)/Landlord(s) elect(s) not to agree to a dual agency relationship, Seller(s)/Landlord(s) may give up the opportunity to sell/lease the property to Buyer(s)/Tenant(s) represented by the broker/salesperson. If Buyer(s)/Tenant(s) elect(s) not to agree to a dual agency relationship, Buyer(s)/Tenant(s) may give up the opportunity to purchase/lease properties listed by the broker.

78. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender registry and persons registered with the predatory offender registry under MN Statute 243.166 may be obtained by contacting the local law enforcement offices in the community where the property is located, or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at www.corr.state.mn.us.

MN-AGCYDISC-2 (8/14)

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Contact

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