

**Listing #:** 18930      **Title:** BJs Bar and Grill in Southeast MN  
**SIC Code:** 5812      **Category:** Restaurants / Full-Service Restaurants, Restaurants / Banquet Hall/Caterer; Alcohol Related / Bars; Commercial R.E.  
**County:** Wabasha      **City:** Theilman      **Zip/Postal Code:** Confidential      **State/Prov:** Minnesota      **Country:** United States




<b>Status</b>	Active
<b>Listed Price</b>	\$425,000
<b>Down Payment</b>	\$382,500
<b>Discretionary Earnings</b>	\$132,345
<b>Revenue</b>	\$723,484
<b>Total Assets Included</b>	\$548,000
<b>Real Estate Included in Price</b>	Yes

**Business Description**

BJs Bar and Grill in beautiful Theilman, MN is available for sale. This business is turn key with all assets need to run the operation included in the asking price. Set on just under 2 acres of land, this 14,000 sqft facility contains a bar, restaurant, and social hall that can handle up to 600 guests at a time. Located in the picturesque bluffs of Southeast Minnesota this business offers a place to get food and drink for the campground next door, locals from all over the surrounding area, and snowmobilers as they ride the trail that passes right next to the facility. In addition, wedding parties and local non-profits utilized the 10,000 sq ft banquet hall throughout the year. With thirteen dedicated and skilled part-time staff and enough equipment to feed 600 people at a time, this business is set up for success for the next owner. Capitalize on this opportunity to own a highly coveted piece of real estate and turn-key business today!

**Facilities/Location/Real Estate**

The real estate the business operates out of is included in the asking price. The building is divided up into a 125' by 80' event hall, and kitchen/bar/restaurant that is 102' by 40'. In the basement there is a 1600 sq ft living quarters setup with a bedroom, living room, and bathroom, along with a private entrance. In addition, in order to have a place to stay locally, there is an opportunity to get a permanent camping spot in the campground next door.



**Contact Information**

**Jacob Petersen**  
*Franchise Owner*

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**Historical Financial Summary**

Data Source	Annualized	Tax Return	Tax Return	Tax Return	(N)
Year (Cash Flow)	2025	2024	2023	2022	
<b>Gross Revenue</b>	\$638,484	\$763,303	\$677,250	\$723,102	
<b>Cost of Goods</b>	\$220,528	\$303,721	\$315,985	\$345,371	
<b>Gross Profit</b>	\$417,956	\$459,582	\$361,265	\$377,731	
<b>Expenses</b>	\$318,567	\$334,167	\$340,503	\$362,708	
<b>Net</b>	\$99,389	\$125,415	\$20,762	\$15,023	
<b>Owner Salary</b>	\$15,000	\$13,125	\$17,500	\$11,667	
<b>Benefits</b>					
<b>Interest Expense</b>	\$0	\$4,496	\$2,483	\$6,292	
<b>Depreciation</b>	\$0	\$14,589	\$13,425	\$11,728	
<b>Total Add Backs</b>	\$32,956	\$13,094	\$36,414	\$31,912	
<b>Owner Benefit</b>	\$132,345	\$138,509	\$57,176	\$46,935	

**Reason For Sale**

Owner wishes to retire from restaurant ownership.

**Products, Services & Licenses**

This business serves up food, drink, good times, and social gathering spaces to patrons of all ages and backgrounds. The new owner should be prepared to take over the cooking and general management of the business, or be prepared to hire out those duties. The business requires a alcohol license and food license from the state of MN to operate; the new owner should be prepared to get these licenses lined up as well. Bring your culinary and management skills to this opportunity, along with some ingenuity and elbow grease, and you are sure to have a solid money maker for years to come.

**Operations**

Year Established 1968  
 Year Owned 2007  
 Form of Ownership Corp Sub S  
 Absentee Owner No

**Location**

Type of Location Commercial  
 Square Footage 14,000  
 Lease/Month -  
 Lease Expires -  
 Terms & Options Building is included in the asking price of the business. Seller prefers to sell as a package.  
 Relocatable No  
 Home Based No  
 Franchise No

Hours Owner Works 55  
 Days & Hours W-Th 3p-close; Fri 10:30a-1a; Sat 8a-1a; Sun 8a-9p  
 Number of Employees - ft 13 pt  
 Managers -

Assets/Liabilities	Amount	Included in Sale		Amount	Included in Sale
Accounts Receivable		-	Real Estate	\$450,000	Yes
Inventory	\$14,000	Yes	Liabilities		-
F F & E	\$84,000	Yes	Other		-
Leasehold		-	Total Assets	\$548,000	

**Assets/Liabilities Comments**

All assets needed to conduct current operations are included in the asking price.

**Financing/Terms**

Assumable Notes Amount: \$0  
 Seller Financing - Business Amount: \$7,500  
 Third Party Financing Amount: \$0  
 Seller Financing - Real Estate Amount: \$35,000

**Lender Prequalified: No**

Mos: 0 Rate: 0.00%  
 Mos: 60 Rate: 8.00%  
 Mos: 0 Rate: 0.00%  
 Mos: 60 Rate: 8.00%

**Visa Qualified: Yes**

Mo. Pmt: \$0  
 Mo. Pmt: \$152  
 Mo. Pmt: \$0  
 Mo. Pmt: \$710

**Financing Comments**

Seller financing available for well qualified buyer.

**Non Compete 50 miles 2 years**

**Training & Support 2 weeks \$0 costs**

**Competition**

This business experiences a normal amount of competition in the bar, restaurant, and banquet hall spaces it serves.

**Potential for Growth**

There are many avenues for growth in this business including: 1) adding an outdoor patio, 2) adding outdoor music, 3) opening up more days of the week, 4) marketing more for the banquet hall space and doing more big events, 5) changing up the food and drink specials.

**Detail Income Statement Add Backs**

<b>Data Source Year (Cash Flow)</b>	<b>Annualized 2025</b>	<b>Tax Return 2024</b>	<b>Tax Return 2023</b>	<b>Tax Return 2022</b>	<b>(N)</b>
<b>Revenue</b>					
Revenue	\$45,000	\$0	\$0	\$0	
Other	\$40,000	\$0	\$0	\$0	
Gain/Loss on Assets	\$0	\$-20,573	\$0	\$0	
<b>Cost of Goods Sold</b>					
COGS	\$85,000	\$0	\$0	\$0	
<b>Expenses</b>					
Owner Salary	\$15,000	\$13,125	\$17,500	\$11,667	
Salaries and Wages	\$-12,000	\$0	\$0	\$0	
Taxes & Licenses	\$15,000	\$1,004	\$1,339	\$893	
Interest	\$0	\$4,496	\$2,483	\$6,292	
Depreciation	\$0	\$14,589	\$13,425	\$11,728	
Advertising	\$-5,000	\$0	\$0	\$0	
Legal and Professional	\$8,732	\$0	\$0	\$0	
Meals	\$3,280	\$453	\$1,667	\$1,332	
MN Min Fee	\$7,944	\$0	\$0	\$0	
<b>Total Add Backs</b>	<b>\$32,956</b>	<b>\$13,094</b>	<b>\$36,414</b>	<b>\$31,912</b>	

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