

View Summary for Preliminary eCRV ID 1531699

County: Hennepin Auditor ID:

Submit Date: 05/03/2023 10:44 AM Accept Date: 05/04/2023 9:00 AM

Buyers Information

Organization name: **Excelsior Bay Place, LLC**
Address: **14525 Fourth Avenue North, Plymouth, MN 55447 United States**
Foreign address: **No**
Phone number: **(952) 404-7204**
Email:

*** MN Revenue does not display SSN/Tax ID fields due to privacy. ***

Sellers Information

Organization name: **Excelsior Bay 545, LLC**
Address: **15210 Wayzata Boulevard, c/o Park Avenue Company of Wayzata, Wayzata, MN 55391 United States**
Foreign address: **No**
Phone number: **(952) 475-1700**
Email:

*** MN Revenue does not display SSN/Tax ID fields due to privacy. ***

Property Information

County: **Hennepin**
Legal description: **That part of Lot 1, Auditor's Subdivision Number (120) One Hundred and Twenty, Hennepin County, Minnesota, lying Northwesterly and Southwesterly of Lake Street as extended in the year 1937 and marked by Judicial Landmarks placed as follows: At the Southwesterly corner of here-involved portion of said Lot; At a point on the Northwesterly line of said Lot distant 177.4 feet, Northeasterly, along said line, from the Southwesterly corner of the here-involved portion of said Lot.**

Deeded acres:
Will use as primary residence: **No**
What is included in the sale: **Land and Buildings**
New construction: **No**

Property Location(s)

Property location: **545 2nd Street, Excelsior, 55331**

Preliminary Parcel IDs

2.4 million

May 2023 ✓

Post office

6 acres

Hendel
Homes

Parcels to be split or combined: **No**
Primary parcel ID: **35-117-23-22-0005**
Additional parcel ID(s):

Use(s)

Planned use: **Office / General office**
Primary use: **Yes**
Prior use: **Other/Special Use / Unspecified/Other**
Rental buildings: **0** Rental units: **0**
Square Footage: **10336**
Prior Use - Explanation: **Coffee Shop/Café, Post Office**

Sales Agreement Information

Deed Type: **Limited Warranty Deed**
Date of Deed or Contract: **05/03/2023**
Purchase amount: **\$2,400,000.00**
Downpayment amount: **\$417,000.00**
Seller-paid points: **\$0.00**
Delinquent Special Assessments
and Delinquent Taxes Paid by
Buyer: **\$0.00**
Financing type: **New Mortgage**

Personal Property

Personal property included: **No**

Sales Agreement Questions

Buyer leased before sale:	No	Lease option to buy:	No
Seller leased after sale:	No	Minimum rental income guaranteed:	No
Partial interest indicator:	No	Contract payoff or deed resale:	No
Received in trade:	No	Like exchange (IRS section 1031):	No
Purchase over two years old:	No		

Supplementary Information

Buyer paid appraisal:	Yes	Appraisal value:	\$2,450,000.00
Seller paid appraisal:	No	Appraisal value:	\$0.00
Buyer and seller related:	No	Organization tax exempt:	No
Government sale:	No	Foreclosed, condemned or legal proceedings:	No
Gift or inheritance:	No	Name change:	No
Buyer owns adjacent property:	No		
Public promotion:	No		
Comment on public promotion:	Buyer entity is related to an entity that was a tenant in the property		
Significant different price paid:	No		
Comment on price difference:			

545 2nd Street, Excelsior, MN 55331

6 acres

Tax**545 2ND ST****Owner Information**[Realist Tax](#) [Data Currency](#)

Owner Name:	Excelsior Bay Place Llc	Tax Billing City & State:	Excelsior Mn
Owner Occupied:	0	Tax Billing Zip:	55331
Mailing Address:	545 2nd St	Tax Billing Zip+4:	2132

Location Information

Subdivision:	Auditors Sub 120	Census Tract:	027501
Municipality:	Excelsior	Old Map:	117-23-35-NW-NW
School District:	Minnetonka	Section #:	35
County:	Hennepin		

Tax Information

Parcel ID:	35-117-23-22-0005	Tax District:	276
Lot #:	1	% Improved:	43
Legal Description:	LOT 001 AUDITOR'S SUBD. NO. 120 THAT PART OF LOT 1 LYING SWLY OF LAKE ST EXTENDED		

Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	\$2,280,000	\$1,299,000	\$1,299,000
Assessed Value - Land	\$1,298,000	\$1,298,000	\$1,298,000
Assessed Value - Improved	\$982,000	\$1,000	\$1,000
YOY Assessed Change (\$)	\$981,000	\$	
YOY Assessed Change (%)	76%	0%	
Tax Year	2025	2024	2023
Total Tax	\$66,211.58	\$37,269.74	\$39,567.74
Change (\$)	\$28,942	-\$2,298	
Change (%)	78%	-6%	

Characteristics

County Use:	Commercial	Year Built:	1962
Universal Land Use:	Commercial (Nec)	Effective Year Built:	1962
Lots Acres:	0.600	Number of Buildings:	1
Lot Area:	26,136		

Street Number Numeric is 545
Street Name is like '2nd*'
Street Suffix is 'Street'
Township Name is 'Excelsior'
County is 'Hennepin'
Found 1 result in 0.02 seconds.

View Summary for Completed eCRV ID 1610981

County:Hennepin **Auditor ID:**

Submit Date: 12/21/2023 12:33 PM Accept Date: 12/21/2023 2:05 PM

Buyers Information

Organization name: **Water & Lake Hotel, LLC**
Address: **900 East Wayzata Blvd., Suite 130, Wayzata, MN 55391 United States**
Foreign address: **No**
Phone number: **(952) 473-6422**
Email:

**** MN Revenue does not display SSN/Tax ID fields due to privacy. ****

Sellers Information

Organization name: **James Family Properties LLLP**
Address: **PO Box 778, Excelsior, MN 55331 United States**
Foreign address: **No**
Phone number: **(952) 905-9900**
Email:

**** MN Revenue does not display SSN/Tax ID fields due to privacy. ****

Property Information

County: **Hennepin**
Legal description: **All that part of Lot 29, Auditor's Subdivision No. 135, Hennepin County, Minnesota described as follows: Commencing at the most Northerly corner of Lot 29, thence Southeasterly to the most Easterly corner of Lot 29, thence Southwesterly along the Southeasterly line of said Lot 29, a distance of 145 feet, thence Northwesterly and at right angles to the Southeasterly line of said Lot 29, a distance of 224.6 feet to the Northwesterly line of said Lot 29, thence Northeasterly along said Northwesterly line to the point of beginning, according to the recorded plat thereof. Abstract Property**

Deeded acres: **0.79**
Will use as primary residence: **No**
What is included in the sale: **Land only** ✓
New construction: **No**

Property Location(s)

Property location: **10 Water Street, Excelsior, 55331**

✓ Sold: 12/20/2023
3.5 million

Preliminary Parcel IDs

Parcels to be split or combined: **No**
Primary parcel ID: **34-117-23-11-0059**
Additional parcel ID(s):

Use(s)

Planned use: **Unimproved/Vacant Land / Commercial**
Primary use: **Yes**
Prior use: **Unimproved/Vacant Land / Commercial**

Sales Agreement Information

Deed Type: **Warranty Deed**
Date of Deed or Contract: **12/20/2023**
Purchase amount: **\$3,500,000.00**
Downpayment amount: **\$0.00**
Seller-paid points: **\$0.00**
Delinquent Special Assessments
and Delinquent Taxes Paid by
Buyer: **\$0.00**
Financing type: **Cash**

Personal Property

Personal property included: **No**

Sales Agreement Questions

Buyer leased before sale:	No	Lease option to buy:	No
Seller leased after sale:	No	Minimum rental income guaranteed:	No
Partial interest indicator:	No	Contract payoff or deed resale:	No
Received in trade:	No	Like exchange (IRS section 1031):	No
Purchase over two years old:	No		

Supplementary Information

Buyer paid appraisal:	No	Appraisal value:	\$0.00
Seller paid appraisal:	No	Appraisal value:	\$0.00
Buyer and seller related:	No	Organization tax exempt:	No
Government sale:	No	Foreclosed, condemned or legal proceedings:	No
Gift or inheritance:	No	Name change:	No
Buyer owns adjacent property:	Yes		
Public promotion:	No		
Comment on public promotion:	Buyer approached seller		
Significant different price paid:	No		
Comment on price difference:			

Address search results

Parcel Data for Taxes Payable 2025

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[2026 proposed property tax](#) (Truth In Taxation statement)

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This database is updated daily (Monday - Friday) at approximately 9:15 p.m. (CST)

Property ID number:

Address:

Municipality:

School district:

Watershed:

Sewer district:

Construction year:

Owner name:

Taxpayer name and address:

34-117-23-11-0059

10 WATER ST

EXCELSIOR

276

3

10 water street
Excelsior

WATER & LAKE HOTEL LLC

WATER & LAKE LLC

950 WAYZATA BLVD

SUITE# 104

WAYZATA MN 55391

Property tax information

taxinfo@hennepin.us

Phone: 612-348-3011

A-600 Government Center

300 South 6th Street

Minneapolis, MN 55487

M-F, 8 a.m. to 4:30 p.m.

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Sales information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.

Sale date:

Sale price:

December, 2023

\$3,500,000



View Summary for Completed eCRV ID 1689123

County: Hennepin Auditor ID:

Submit Date: 09/05/2024 1:05 PM Accept Date: 09/05/2024 2:07 PM

\$3,750,000

Vagabondo

- restaurant -
Sept
2024

Buyers Information

✓ Organization name: **Fhima Family, LLC** ✓
Address: **1822 Mount Curve Ave, Minneapolis, MN 55403 United States**
Foreign address: **No**
Phone number: **(612) 201-5368**
Email:

*** MN Revenue does not display SSN/Tax ID fields due to privacy. ***

Sellers Information

Organization name: **Brandow Properties, LLC**
Address: **404 Second Street, Excelsior, MN 55331 United States**
Foreign address: **No**
Phone number: **(952) 474-1532**
Email:

*** MN Revenue does not display SSN/Tax ID fields due to privacy. ***

Property Information

County: **Hennepin**
Legal description: **Lots 7, 8 and 9, Gould, Connor and Beeman's Subdivision of
Lots 33 and 34 in the Original Village of Excelsior, according to
the recorded plat thereof Hennepin County, Minnesota.**
Deeded acres: **0.18**
Will use as primary residence: **No**
What is included in the sale: **Land and Buildings**
New construction: **No**

Property Location(s)

Property location: **406 2nd Street, Excelsior, 55331**

Was: Red Sauce Rebellion

Now: Vagabondo

→ 205 Water Street
Excelsior

David Fhima, chef

Preliminary Parcel IDs

Parcels to be split or combined: **No**
Primary parcel ID: **34-117-23-11-0126**

Additional parcel ID(s):

Use(s)

Planned use: **Restaurants/Bars/Clubs / Full service restaurant**

Primary use:	Yes	
Planned use:	Office / General office	
Primary use:	No	
Planned use:	Retail / General retail	
Primary use:	No	
Prior use:	Restaurants/Bars/Clubs / Full service restaurant	
Prior use:	Office / General office	
Prior use:	Retail / General retail	
Rental buildings:	0	Rental units: 0
Square Footage:	13389	

Sales Agreement Information

Deed Type:	Warranty Deed	
Date of Deed or Contract:	09/04/2024	✓
Purchase amount:	\$3,750,000.00	
Downpayment amount:	\$0.00	
Seller-paid points:	\$0.00	
Delinquent Special Assessments and Delinquent Taxes Paid by Buyer:	\$0.00	
Financing type:	New Mortgage	

Personal Property

Personal property included:	Yes
Item:	\$950,000.00 - Kitchen equipment, fixtures and furniture
Personal Property Total Amount:	\$950,000.00

Sales Agreement Questions

Buyer leased before sale:	No	Lease option to buy:	No
Seller leased after sale:	No	Minimum rental income guaranteed:	No
Partial interest indicator:	No	Contract payoff or deed resale:	No
Received in trade:	No	Like exchange (IRS section 1031):	No
Purchase over two years old:	No		

Supplementary Information

Buyer paid appraisal:	Yes	Appraisal value:	\$0.00
Seller paid appraisal:	No	Appraisal value:	\$0.00
Buyer and seller related:	No	Organization tax exempt:	No
Government sale:	No	Foreclosed, condemned or legal proceedings:	No
Gift or inheritance:	No	Name change:	No
Buyer owns adjacent property:	No		
Public promotion:	No		
Comment on public promotion:	Privately marketed		
Significant different price paid:	No		
Comment on price difference:			

Address search results

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This database is updated daily (Monday - Friday) at approximately 9:15 p.m. (CST)

Property ID number:

Address:

Municipality:

School district:

Watershed:

Sewer district:

Construction year:

Owner name:

Taxpayer name and address:

34-117-23-11-0126

406 2ND ST

EXCELSIOR

276

3

1920

FHIMA FAMILY LLC

FHIMA FAMILY LLC

40 S 7TH STREET

MINNEAPOLIS MN 55402



Property tax information

taxinfo@hennepin.us

Phone: 612-348-3011

A-600 Government Center

300 South 6th Street

Minneapolis, MN 55487

M-F, 8 a.m. to 4:30 p.m.

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Sales information

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Sale date:

Sale price:

September, 2024

\$3,750,000





AI Mode

All

Images

Videos

Maps

Shopping

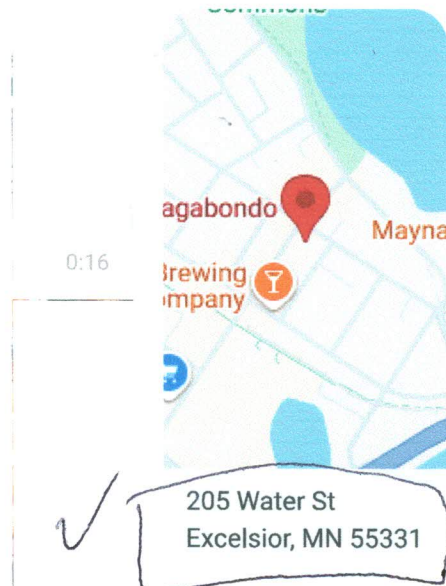
Short videos

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Vagabondo

4.0

113 Google reviews · Restaurant · [Open](#) ⋮

Hours ↗

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Op...

· More
hours

8 AM

Reviews



4.0

113 reviews



Vagabondo Excelsior

<https://vagabondmn.com>

Vagabondo Sicilian Restaurant in Excelsior, Minnesota

Bold Mediterranean flavors, fresh seafood, handmade pastas, and an atmosphere that evokes the warm hospitality of the Sicilian coast.

See menu

Our menus reflect centuries of Fhima family history ...

Dinner Menu - Vagabondo MN

Sicilian Chicken · Linguine Alla Cozze Mussels & Tomatoes ...

Vagabondo Excelsior MN

Vagabondo MN strives to ensure that its services are accessible ...

Contact Us

Contact Us · Address · Phone · Email · Hours. Coffee Lounge ...

View Summary for Completed eCRV ID 1555539

County:Hennepin **Auditor ID:**

Submit Date: 07/11/2023 11:58 AM **Accept Date:** 07/14/2023 9:39 AM

Buyers Information

Organization name: **Excelsior Shores LLC**
Address: **6600 City West Parkway, Eden Prairie, MN 55344 United States**
Foreign address: **No**
Phone number: **(952) 848-0401**
Email:

*** MN Revenue does not display SSN/Tax ID fields due to privacy. ***

Sellers Information

Person name: **Bruce C Anderson**
Address: **322 Lake Street, Excelsior, MN 55331 United States**
Foreign address: **No**
Phone number: **(612) 834-2949**
Email:

*** MN Revenue does not display SSN/Tax ID fields due to privacy. ***

Property Information

County: **Hennepin**
Legal description: **Lots 20 and 21, AUDITOR'S SUBDIVISION NO. 135, Hennepin County, Minnesota.**
Deeded acres: **0.35**
Will use as primary residence: **No**
What is included in the sale: **Land and Buildings**
New construction: **No**

Property Location(s)

Property location: **322 Lake Street, Excelsior, 55331**

Preliminary Parcel IDs

Parcels to be split or combined: **No**
Primary parcel ID: **34-117-23-11-0046**

Additional parcel ID(s):

Use(s)

Planned use: **Residential / Apartment (4+ units)**
Primary use: **Yes**

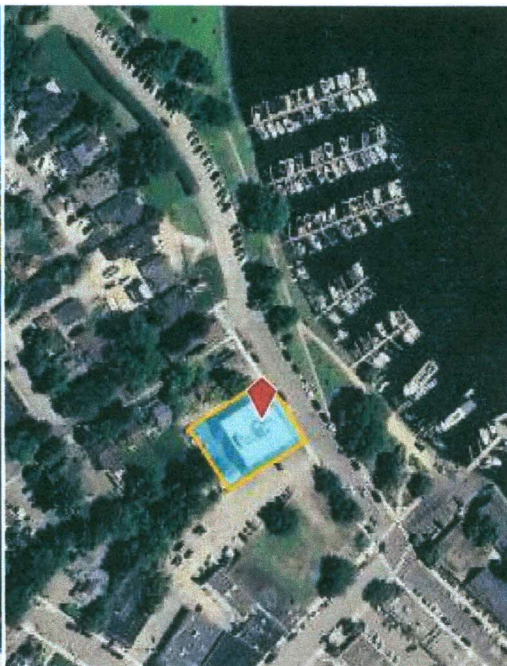
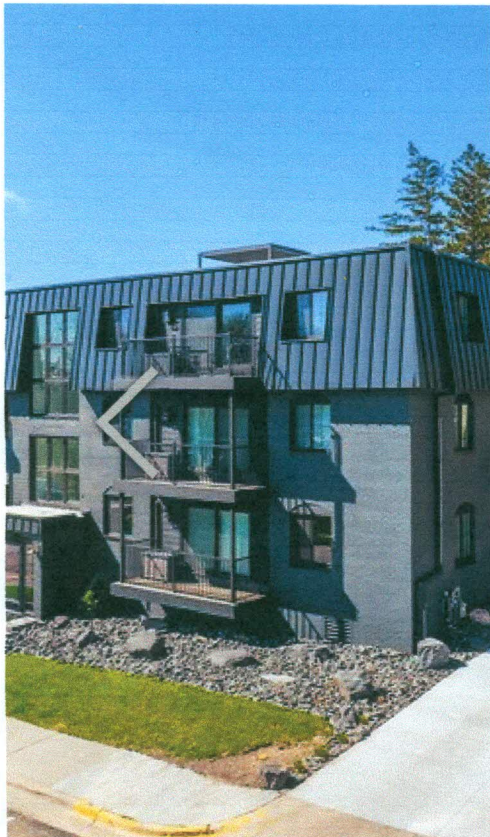
Sold: 7/7/2023
4.5 million



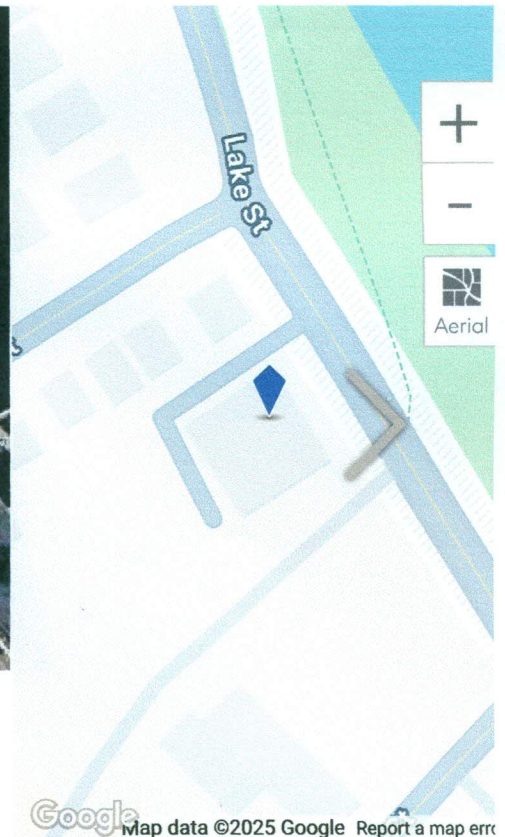
PROPERTY RECORD

This page contains information about the property located at 322 Lake St, Excelsior, MN, 55331.

322 Lake St, Excelsior, MN 55331



322 Lake St, Excelsior, MN Parcel Map



PROPERTY DETAIL

Information for the property located at 322 Lake St Excelsior, MN includes data gathered from Hennepin County tax records, public records data providers and LoopNet historical data records.

Address	322 Lake St	CBSA	Minneapolis-St. Paul-Bloomington, MN-WI
Subdivision Name	Auditors Subd. No. 135	APN/Parcel ID	34-117-23-11-0046
Legal Description	LOT 020 B AUDITORS SUBD. NO. 135 LOTS	Land Use	Apartment

Address search results

Parcel Data for Taxes Payable 2025

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This database is updated daily (Monday - Friday) at approximately 9:15 p.m. (CST)

Property ID number:

Address:

Municipality:

School district:

Watershed:

Sewer district:

Construction year:

Owner name:

Taxpayer name and address:

34-117-23-11-0046

322 LAKE ST

EXCELSIOR

276

3

1965

EXCELSIOR SHORES LLC

EXCELSIOR SHORES LLC

C/O HEGENES PROPERTIES

6600 CITY W PKWY STE 205

EDEN PRAIRIE MN 55344

322 Lake Str.
Excelsior

Property tax information

taxinfo@hennepin.us

Phone: 612-348-3011

A-600 Government Center

300 South 6th Street

Minneapolis, MN 55487

M-F, 8 a.m. to 4:30 p.m.

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Sales information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.

Sale date:

Sale price:

July, 2023

\$4,501,000

Sold July 2023
4.5 million

Prior use: **Residential / Apartment (4+ units)**
Rental buildings: **1** Rental units: **24**

Sales Agreement Information

Deed Type: **Limited Warranty Deed**
Date of Deed or Contract: **07/07/2023**
Purchase amount: **\$4,501,000.00**
Downpayment amount: **\$4,501,000.00**
Seller-paid points: **\$0.00**
Delinquent Special Assessments and Delinquent Taxes Paid by Buyer: **\$0.00**
Financing type: **Cash**

Personal Property

Personal property included: **Yes**
Item: **\$26,000.00 - Fridge, Range, Dishwasher X 24 and Washer Dryer X 2**
Personal Property Total Amount: **\$26,000.00**

Sales Agreement Questions

Buyer leased before sale:	No	Lease option to buy:	No
Seller leased after sale:	No	Minimum rental income guaranteed:	No
Partial interest indicator:	No	Contract payoff or deed resale:	No
Received in trade:	No	Like exchange (IRS section 1031):	No
Purchase over two years old:	No		

Supplementary Information

Buyer paid appraisal:	No	Appraisal value:	\$0.00
Seller paid appraisal:	No	Appraisal value:	\$0.00
Buyer and seller related:	No	Organization tax exempt:	No
Government sale:	No	Foreclosed, condemned or legal proceedings:	No
Gift or inheritance:	No	Name change:	No
Buyer owns adjacent property:	No		
Public promotion:	Yes		
Significant different price paid:	No		
Comment on price difference:			

Submitter Information

Submit date: **07/11/2023 11:58:29 AM**
Submitter: **Jeanne Pommier**
Organization: **Guaranty Commercial Title, Inc**
Email: **jpommier@guarantytitle.net**

County	Hennepin	Zoning	X
State	Minnesota	Flood Zone	27019C0114D
Lot #	20	Tax Year	2024
Lot Size	0.35 AC ✓	Assessed Year	2024
Submarket	Outlying Hennepin Far Western Suburbs	Census	027501
Market	Minneapolis/St Paul		

DEMOGRAPHICS near 322 LAKE ST

	1 MILE	3 MILE	5 MILE
2024 Total Population	4,656	32,142	87,987
2029 Population	4,662	32,798	89,158
Pop Growth 2024-2029	+ 0.13%	+ 2.04%	+ 1.33%
Average Age	46	43	43
2024 Total Households	2,053	12,258	34,374
HH Growth 2024-2029	(0.10%)	+ 1.89%	+ 1.25%