



FOR SALE

AARDVARK'S BAR AND GRILL

209 N 5th Ave E, Truman, MN 56088

CHANTAL HEETLAND
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**CENTURY 21
COMMERCIAL.**

Landmark Realtors

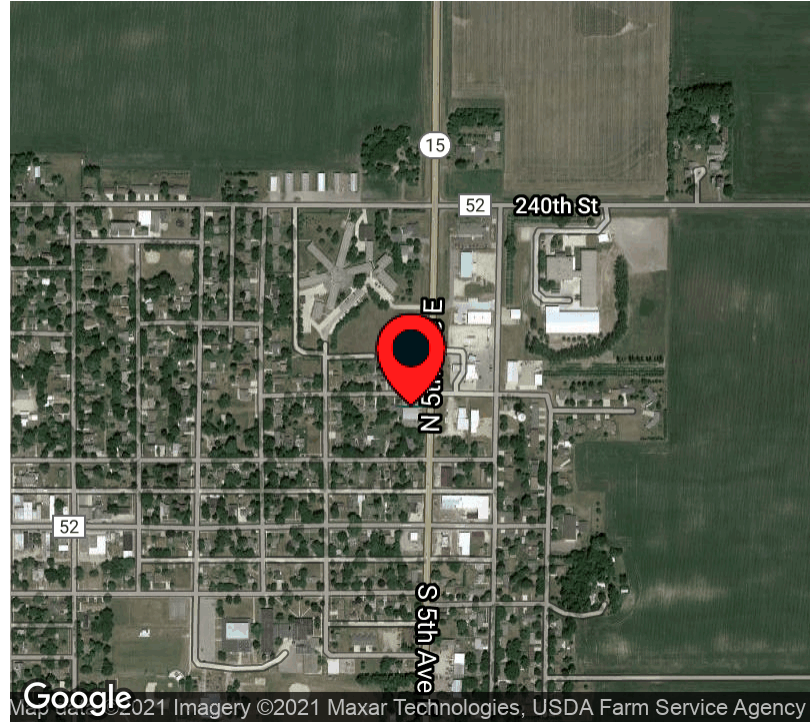
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OFFERING SUMMARY

Sale Price:	\$310,000
Building Size:	5,100 SF
Available SF:	
Price / SF:	\$60.78
Year Built:	1959

PROPERTY OVERVIEW

AMAZING business opportunity, includes a turn-key bar and restaurant with off-sale liquor business in a loyal and steady community. Located on Highway 15 in Truman Minnesota, this is a highly visible and well-traveled location with the next closest bar and restaurant more than 10 miles away. This 15 plus year family owned business, offers an updated interior, more than enough seating for larger events, along with a large patio area for enjoying all the seasons. There is a full kitchen, large backroom with an enormous amount of storage, office area and a newer roof; just to name a FEW of the amenities. The busy off-sale business side has barn wood walls for a great visual, along with all the coolers for beverages and an ice cooler. This facility also has exclusive rights to the Truman Community Center, offering additional income opportunities. This venture is ready & waiting for YOU!

PROPERTY HIGHLIGHTS

- this is a highly visible and well-traveled location with the next closest bar and restaurant more than 10 miles away
- 50+ parking spaces
- Full Kitchen
- This facility also has exclusive rights to the Truman Community Center, offering additional income opportunities.

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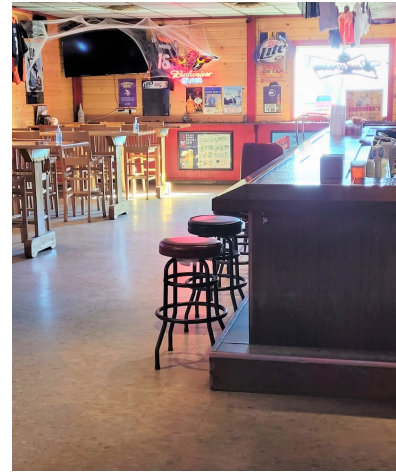
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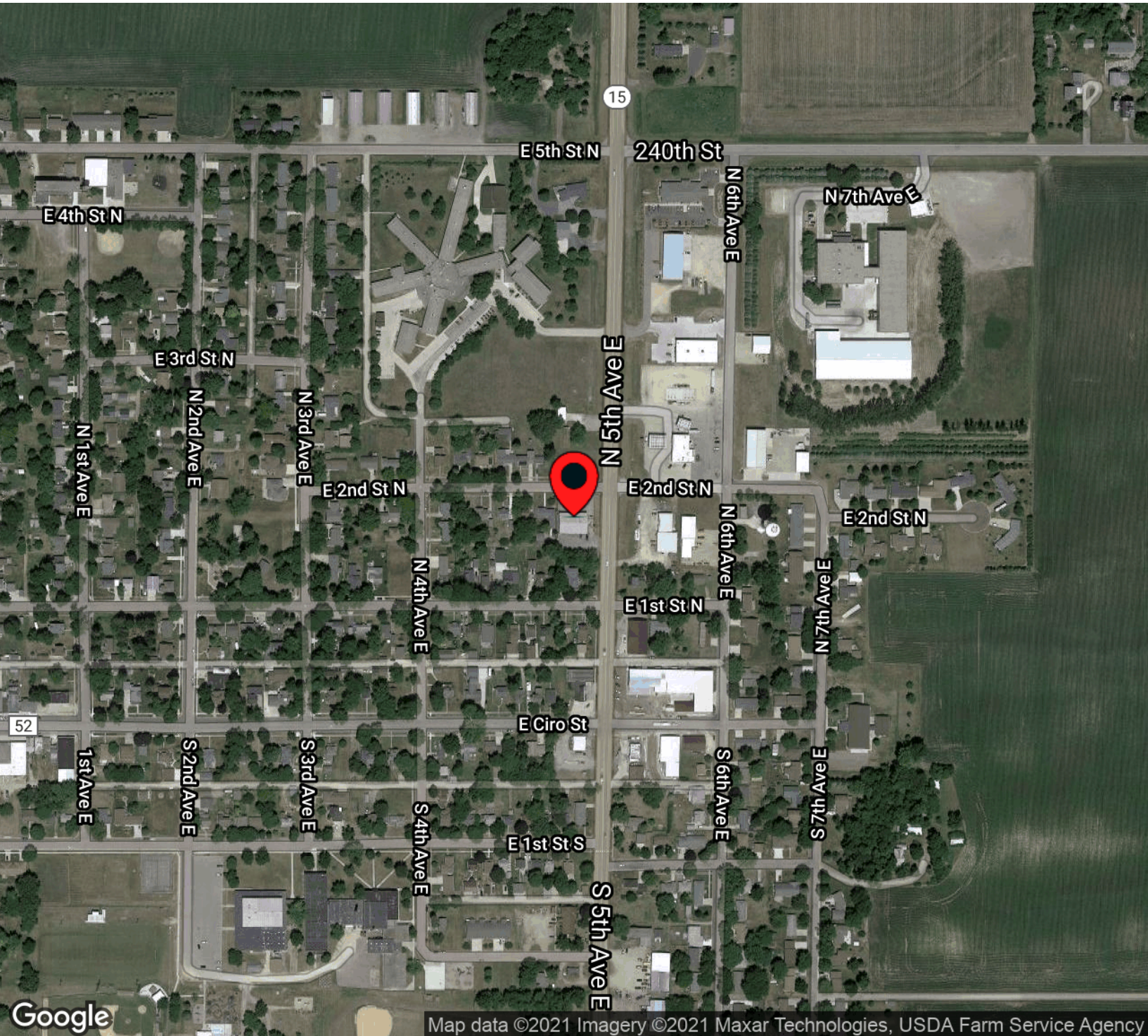


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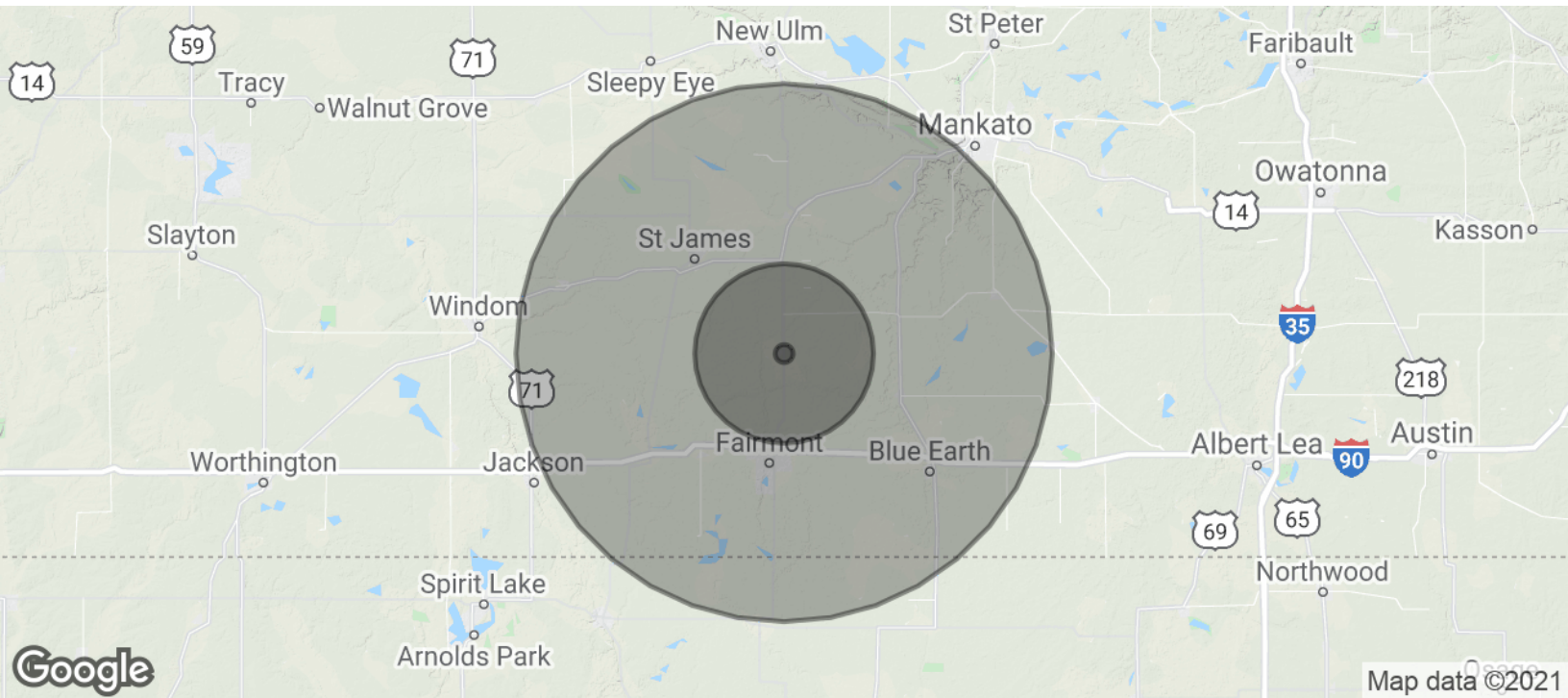
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	54	4,427	66,911
Average age	47.7	45.6	43.2
Average age (Male)	43.8	43.7	42.1
Average age (Female)	50.0	46.9	44.1
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	22	1,796	27,757
# of persons per HH	2.5	2.5	2.4
Average HH income	\$59,084	\$57,850	\$58,175
Average house value		\$147,831	\$145,635

* Demographic data derived from 2010 US Census

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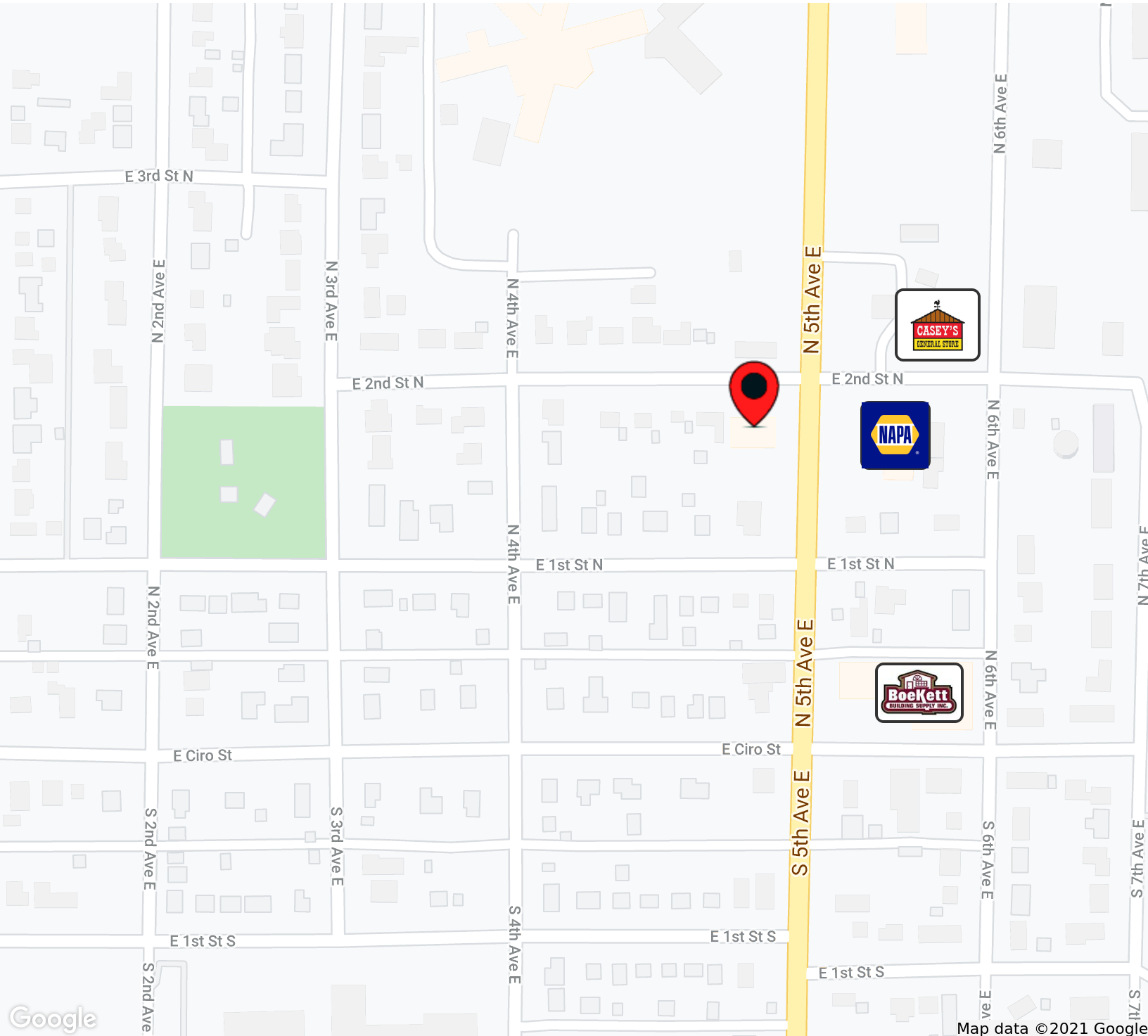


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