



The confident choice for buyers and sellers

Available for Acquisition

Commercial Real Estate
4165 W Broadway, Robbinsdale, MN 55422
\$2,495,000



Presented by:

Robert Warrick

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4165 West Broadway, Robbinsdale MN
Confidential Real Estate Review

PURPOSE AND DISCLAIMER

This Confidential Real Estate Business Review is intended to acquaint a prospective purchaser with preliminary information regarding a Company whose business is currently available for acquisition, sale or merger.

The information and exhibits contained in the Confidential Review have been obtained primarily from the Company. Although the Company believes the data to be a fair representation of the company's activities, its completeness or accuracy cannot be guaranteed.

Any representations or warranties with respect to the business or the property of the Company shall be contained in a definitive agreement, negotiated in good faith, and mutually agreed upon between the Company and the prospective purchaser.

This Confidential Review is to be furnished only to prospective buyers having signed a Confidentiality Agreement and having made a specific request for information regarding the Company for the purpose of determining any interest in submitting an offer to acquire the Company or its business. Each prospective purchaser is responsible for the performance and expense of the due diligence review prior to any acquisition.

The information contained in this Confidential Review, including but not limited to the executive summary, assets descriptions, corporate history, organization, facilities have been supplied by the Company as described. This information has not necessarily been audited or independently confirmed and no representation, expressed or implied are made as to its accuracy or completeness or the conclusions drawn. The parties providing such information shall in no way be responsible for the content, accuracy and truthfulness of such information. All representation shall be made solely by the Company as set forth in a signed acquisition agreement or purchase contract, which agreement or contract shall control as to representations and warranties, if any. By requesting this Confidential Review, the recipient acknowledges the responsibility to perform a due diligence review prior to any acquisition of or business combination with the Company.

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7600 Parklawn Ave., Suite 225
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AVAILABLE FOR ACQUISITION REAL ESTATE

Description

- 21,800 sq ft tax parcel with approx. 12,000 sq ft of temperature controlled open design inside space consisting of 2 buildings that can be used or configured as desired. A 2,000 sq ft outdoor patio separates the buildings.
- Buildings on main street Robbinsdale with 2 separate entries
- Buyer(s) will inherit updated HVAC, newer remodel, and endless opportunity
- In warmer months there are 5 garage doors (3 can legally open), and an adjoining outdoor patio to enjoy the fresh air
- The main building has a lower-level banquet room and is great for weddings and events looking up through the open floor
- Space is configured for a food and beverage business, Wicked Wort Brewery, and buyer(s) may wish to purchase all equipment and assets "as is" at their discretion
- Today, property includes a solo occupancy in each building but could be converted to multi tenant
- Vintage buildings have been completely gutted with extensive remodeling in past 12 years, yet preserved to incorporate the classic environment
- The front street view of the brick buildings has been preserved to create the main street feel from the old days

HISTORY

The Carlyle Group LLC is owner of the property. Over a decade ago, they purchased several classic main street buildings, completely gutting, reinforcing, retrofitting and refurbishing, yet preserving their historic charm and value the buildings had to offer. The Wicked Wort Brewery has been home since 2014 to much fanfare in Robbinsdale MN, right on vibrant main street. The real estate only is publicly for sale. The assets, equipment and furnishings are optional and available if a buyer wishes to offer and acquire.

The property is in the Minneapolis suburb of Robbinsdale, about 1 mile east of highway 100. 4165 W Broadway Ave, Robbinsdale, MN 55422. Approximately 10 minutes from downtown Minneapolis, located near highway 100 access.

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PID	0602924240154
Address	4165 West Broadway, Robbinsdale, MN 55422
Owner/Taxpayer	
Owner	Carlyle Group Llc
Taxpayer	CARLYLE GROUP LLC 4165 W BROADWAY AVE ROBBINSDALE MN 55422
Tax Parcel	
Parcel Area	0.5 acres 21,833 sq ft
Torrens/Abstract	Abstract
Addition	Parkers 1st Addn To Robbin Park
Lot	
Block	001

The 2 buildings include approximately 1 parcel area of 21,800 square feet. This acquisition includes supplies storage, freezer and cold storage, kitchen areas and office. There is a proposed Blue Line light rail extension nearby that will increase development and customer penetration in the area. It is unknown if it will gain final approval at time of this publication. It will likely bring economic and beneficial growth to the business district.

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Partial Asset List – Opitonal as Negotiated

20+ kegs
8 Fermentors
8 Serving tanks
Mill - Chain Disk system (RMS)
Grist Case
Brewhouse/Hot liq tank/Cold liq tank - Entire Brewhouse (DME)
Cooler- All serving tanks inside cooler
Brew lab room
Laundry room (washer & dryer)
4 Bars - 4 Tap towers (10taps each)
1 - 2 tap tower kegerator
1 Jockey Box / 4 taps
2 Large Event tents(offsite)
1 Large tent (parking lot events), 1 Smaller tent (patio area if needed)

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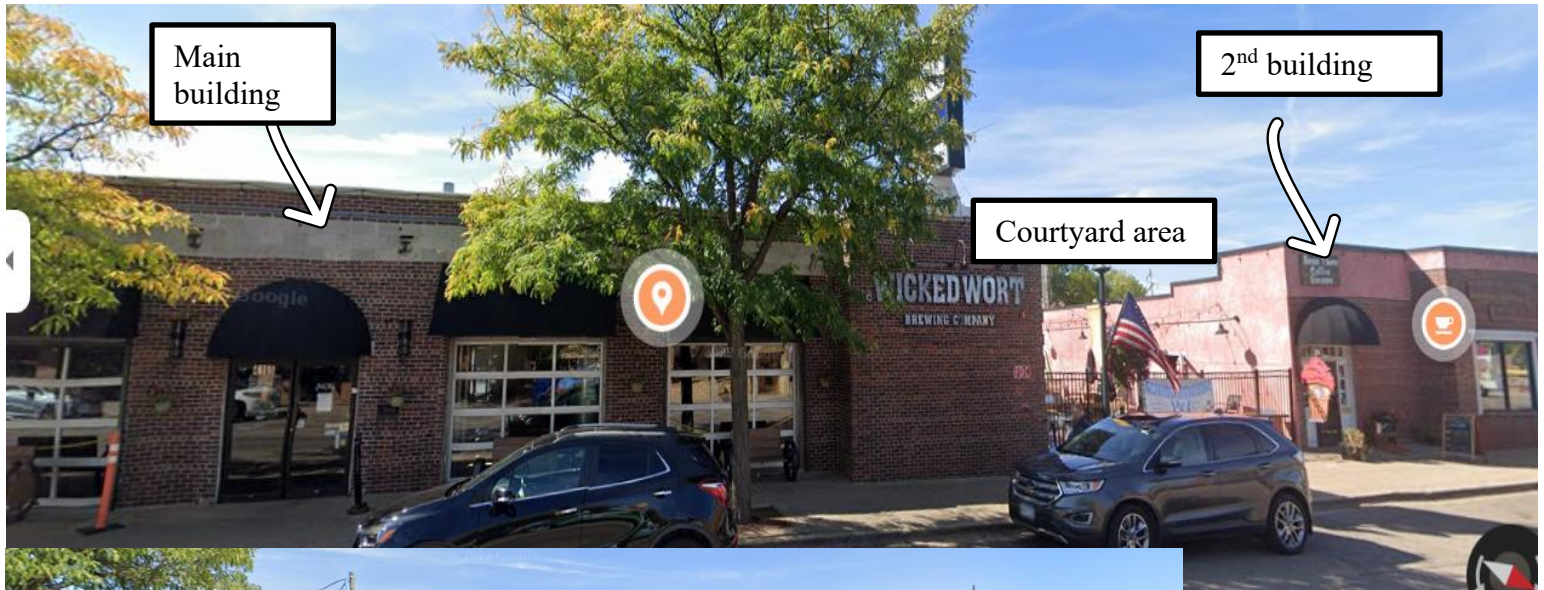
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Keg washer
Growler washer
Crowler canner
Boiler (Allied)
Chiller (ICS)
2 fryers
Large oven with stove top 1 small oven with flat top
Salamander
Tall Fridge
Worktable fridge
Food prep/fridge
Large Freezer
Tall Freezer
Work table freezer
Dishwasher (rented from Ecolab)
Worktable/ crowler fridge
Tall crowler/growler fridge
LaMarzocco 2 basket automatic espresso machine
Lamarzocco swift dual grinder
Bunn bulk grinder
2 worktable Fridge
Avantco curved glass bakery display case refrigerated
Double 3 gallon bowl ref. beverage dispenser
Curtis 12 cup coffee brewer with 3 lower warmers (15 Coffee Pots)
Commercial toasters
Programmable touchpad - 64oz commercial blender
Eight flavor ice cream dipping case
5 Clothing racks
Shelving/tables ect.
5 POS systems
Safe
Sound system
9 - 60" round event tabs
90 - white event chairs
7 Large TV's
1 Large theater screen w/projector
1 Inflatable theater screen projector
1 - tall 6 tap fridge that is located in new event space

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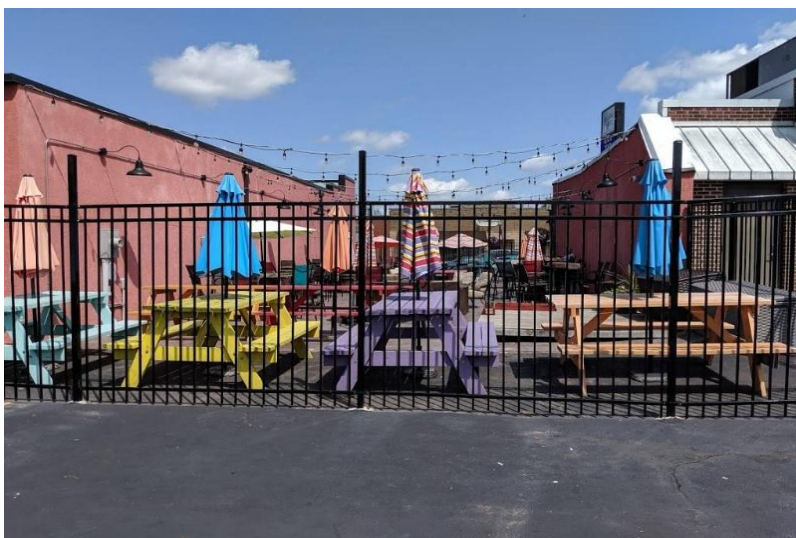
Main building

2nd building

Courtyard area



Rear View with Parking



Outdoor Patio area

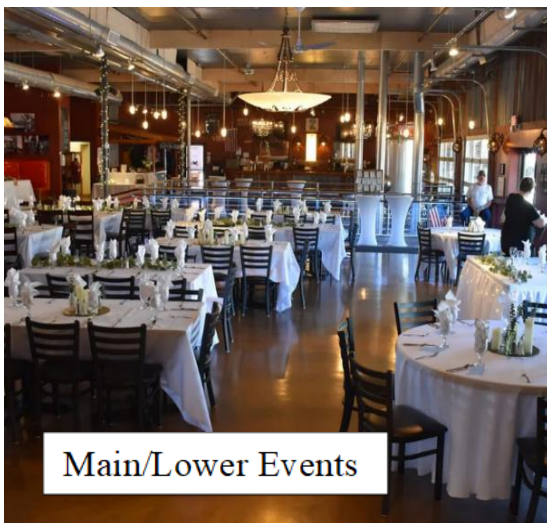


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Main Floor with Open Lower-Level views



Main/Lower Events

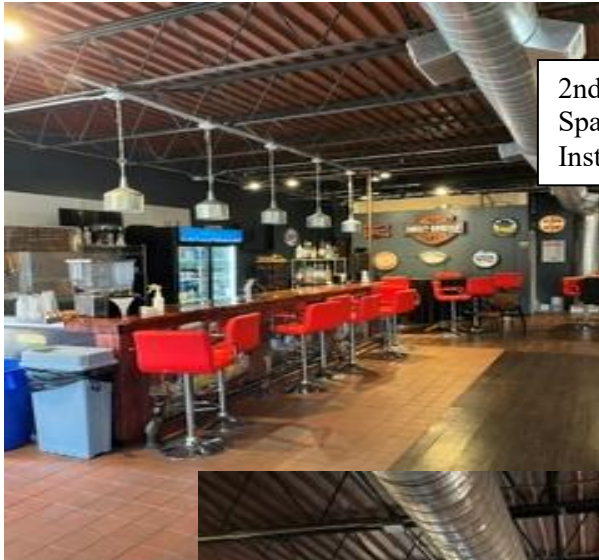


Spacious Lower
Banquet Room

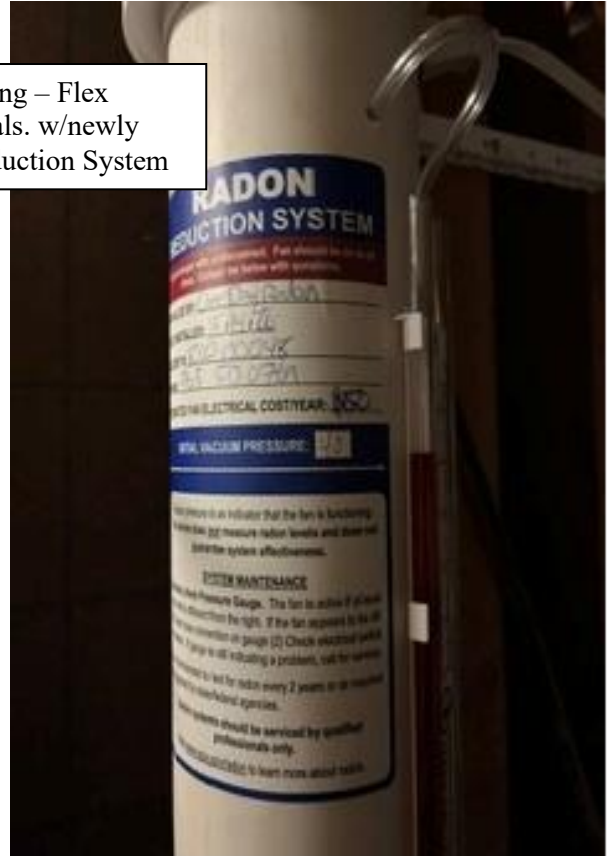
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2nd Adjacent Building – Flex Space, Private Rentals. w/newly Installed Radon Reduction System



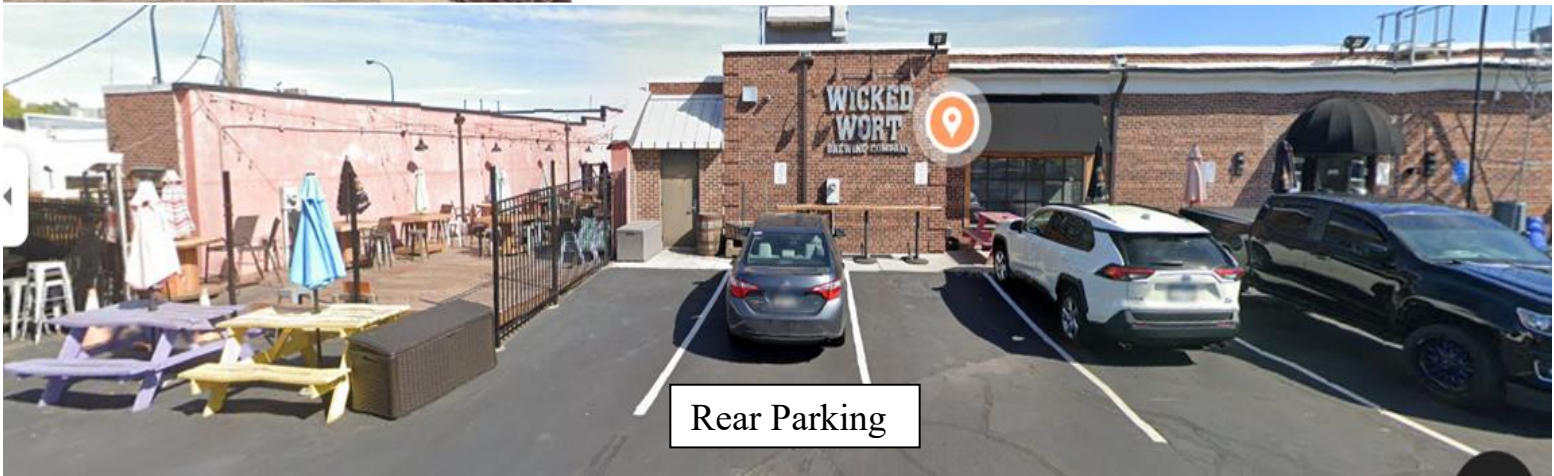
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Main Street



Rear Parking

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CODE NOTES

1. THIS PROJECT IS A RENOVATION OF AN EXISTING BANK AND OFFICE BUILDING INTO A BREWERY/TAPROOM (F-2 AND A-2 OCCUPANCIES).
2. THE EXISTING BANK IS A CONSTRUCTION TYPE I-B, AND THE EXISTING CONNECTED OFFICE BUILDING IS CONSTRUCTION TYPE V-B. THE TWO BUILDINGS WILL REMAIN CONNECTED AND WILL BE TREATED AS ONE TYPE V-B BUILDING IN THIS CODE ANALYSIS. HOWEVER, BECAUSE THESE BUILDINGS WILL BE SEPARATED IN THE FUTURE, WE ARE CONSTRUCTING ALL RENOVATED AREAS OF THE BANK BUILDING TO MEET TYPE I-B CONSTRUCTION FOR THE FUTURE CLASSIFICATION OF THAT BUILDING AS SUCH. SOME, BUT NOT ALL PORTIONS OF THE EXISTING BUILDING ARE SPRINKLERED.
3. THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH MINNESOTA STATE BUILDING CODE - 2015 IBC 2012, MINNESOTA CONSERVATION CODE FOR EXISTING BUILDINGS - 2015, AND IBC A117.1 - 2012.
4. THE OCCUPANT LOADS HAVE CHANGED FROM THE EXISTING AND THE PROPOSED LOADS ARE DIAGRAMMED ON THIS SHEET.
5. THE RENOVATION SCOPE OF WORK INCLUDES ADDING A NEW MAIN FLOOR RAMP, ADDING A NEW FLOOR OPENING, CONNECTING THE MAIN FLOOR AND LOWER LEVEL, ADDING A NEW PLATFORM IN THE MAIN FLOOR, NEW RESTROOMS ON BOTH LEVELS, ADDING NEW BEER BREWING EQUIPMENT/COOLER/GRAIN STORAGE ON THE LOWER LEVEL, AND ADDING EXTERIOR GLASS GARAGE DOORS IN SEVERAL LOCATIONS ON THE MAIN FLOOR.
7. ACCESSIBLE ENTRY TO THE BUILDING IS FROM THE FRONT ENTRANCE TO THE BUILDING ON BROADWAY AVENUE AS WELL AS THROUGH THE BACK ENTRANCE TO THE BUILDING FROM THE PARKING LOT WITH AN EXISTING INTERIOR RAMP. AN EXISTING ELEVATOR CONNECTS THE MAIN FLOOR TO THE LOWER LEVEL. FULLY ACCESSIBLE RESTROOMS ARE BEING ADDED. A PLATFORM WITH ACCESSIBLE RAMP IS ALSO BEING ADDED.
8. OCCUPANT LOAD FOR ALL ASSEMBLY SPACES MUST BE POSTED.
9. THE FORMER BANK BUILDING WILL BE UPGRADED TO BE FULLY SPRINKLERED, BUT THE FORMER OFFICE BUILDING WILL NOT BE SPRINKLERED.

CODE REVIEW

- Chapter 3
Section 302: ASSEMBLY GROUP (A-2)
LOW HAZARD FACTORY INDUSTRIAL (F-2)
MODERATE HAZARD STORAGE- GRAINS (S-1)
- Chapter 4
Section 410: Platform per definition. If less than 30' high and less than 3,000 of and less than 1/3 of the room it can be made of the same construction as the building.
- Chapter 5
Section 503: based on most stringent of all non-separated occupancies:
Group A-2, Type I-B
- Chapter 6
Section 601: CONSTRUCTION CLASSIFICATION
Table 601: Construction Type V-B
Structural Frame: 3 HR
Bearing Walls Exterior: 0 HR
Bearing Walls Interior: 0 HR
Non-bearing walls and partitions: 0
Floor Construction: 0 HR
Roof Construction: 0 HR
- Chapter 7
Section 700: XX XXXX.
- Chapter 8
Section 803: WALL AND CEILING FINISHES
Table 803.5: Group A-2 requires min. Class B flame spread rating.
- Chapter 10
Section 1007: ACCESSIBLE MEANS OF EGRESS
1007.1-Exception #1: Accessible Means of Egress are not required in alterations to existing buildings.
- Chapter 17 Special Inspections - See Structural
- Chapter 29
Table 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES
Total Occupants = 275
Plumbing Fixtures Required for Men = (275/2) 40 = 3.45 (4)
Plumbing Fixtures Required for Women = (275/2) 40 = 3.45 (4)
Lavatories Required = 275/75 = 3.66 (4)
Drinking Fountains Required = Not required
Service Sinks Required = 1

CODE TAG AND PATTERN LEGEND

- CODE DOOR TAG**
DOOR NUMBER
DOOR POSITION
DOOR FIRE RATING LABEL
- CODE ROOM TAG**
AREA
OCCUPANT LOAD
OCCUPANT LOAD
OCCUPANT LOAD
- CODE WALL RATING PATTERNS**
1 HOUR
2 HOUR
3 HOUR
4 HOUR

OCCUPANCY TYPE PATTERNS LEGEND
F-2 FIRST FLOOR - 200 OCCUPANTS
A-2 LOWER LEVEL - 100 OCCUPANTS
TOTAL = 300 OCCUPANTS

1 FIRST FLOOR CODE PLAN
1/8" = 1'-0"

OCCUPANCY TYPE PATTERNS LEGEND
F-2 FIRST FLOOR - 200 OCCUPANTS
A-2 LOWER LEVEL - 100 OCCUPANTS
TOTAL = 300 OCCUPANTS

2 LOWER LEVEL CODE PLAN
1/8" = 1'-0"



Phase II ESA
4165-4175 W. Broadway St.
Robbinsdale, Minnesota

Figure 1
Sample Location Map