



# BITES PUB & GRUB

2793 Hwy 371, Pine River, MN 56474

**C|C** CLOSE CONVERSE  
Commercial Real Estate | Business Brokerage

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2793 Hwy 371, Pine River, MN 56474

# Features

## Bites Pub & Grub.

Bites Pub & Grub is located on the beautiful Paul Bunyan trail along Hwy 371 in Pine River, MN. Constructed out of locally sourced logs, the restaurant is a masterpiece that stands the test of time. Bites Pub & Grub is a regular stop



for residents, tourists, bikers and snowmobiles. They are well known for their walleye, delicious prime rib, burgers and classic breakfast. Highway 371 and Paul Bunyan Trail frontage mean high visibility and high traffic year-round. With the sellers looking to move out of state, now is a great opportunity to carry on the legacy of this popular Lakes Area restaurant.

<b>Address:</b>	2793 Hwy 371, Pine River, MN 56474
<b>Website:</b>	BitesPubAndGrub.com
<b>Directions:</b>	From the Hwy 371 and Barclay Ave stoplight intersection in Pine River - South on Hwy 371 approx. 1.4 miles - West on Norway Brook Lane SW into the Bite's parking lot
<b>Lot Size:</b>	1.22 Acres (53,143.2 sq. ft.)
<b>Lot Dimensions:</b>	300.21' x 140.74' x 216.75' x 349.15'
<b>Frontage:</b>	300.21' on Hwy 371
<b>Building Size:</b>	5,200 sq. ft.
<b>Seating Capacity:</b>	297 Total (Dining: 60; Bar: 45; Banquet Room: 80; South Patio: 64; West Patio: 48)
<b>Purchase Price:</b>	\$899,000 plus Inventory Includes Business, Real Estate, Furniture, Fixtures & Equipment
<b>2025 Real Estate Taxes:</b>	\$3,738

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# Features

<b>Water:</b>	Well
<b>Sewer:</b>	Septic - Advanced Treatment System installed in 2022 for \$110,000
<b>Heating:</b>	Natural Gas Forced Air
<b>Cooling:</b>	Central Air - Electric Roof-Top Unit
<b>Electric:</b>	200 Amp, Single Phase
<b>Lighting:</b>	LED
<b>Year Built:</b>	1998
<b>Addition:</b>	2000
<b>Remodel:</b>	2011 & 2015
<b>Construction:</b>	Log (Locally Harvested Red Pine)
<b>Foundation:</b>	Concrete
<b>Roof:</b>	Asphalt Shingles
<b>Exterior:</b>	Original Building: Full Log Construction Addition: Log Siding
<b>Ceiling Height:</b>	Vaulted 9' - 14'
<b>Restrooms:</b>	3 (2 Public, 1 Private)
<b>Parking:</b>	30+ Paved Parking Stalls
<b>Zoning:</b>	C-1 Commercial Corridor The purpose of this district is to provide adequate areas for general retail, wholesale, office and service activities located as permitted uses in the growth and development areas adjacent to incorporated municipalities. C-1 commercial districts shall be located along federal, state, or county highways and shall include all the parcels so designated.

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521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | [www.closeconverse.com](http://www.closeconverse.com)

2793 Hwy 371, Pine River, MN 56474

# Features

**PID#:** 50-005-3312

**Legal Description:** That pt of S 216.75 ft of SW of SW ly'g E'ly of W 769.13 ft & ly'g W'ly line of MN DNR Paul Bunyan Trail, Sec 5-137-29

**Neighboring Businesses:** Located near Miltmore Motor Company, Brookside Assisted Living, Canvas Tech, AirWave Pedestal, Wippler Precast, Paul's Garage, Pine River Inn, Kimber Creek Ford, Ice Castle, plus numerous others in downtown Pine River

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# Business Background

## History of Bites Pub & Grub

Bite's log building was constructed around 1998 with locally sourced birch, red oak, and Norway pines sourced from the George Kinney in Crow Wing County, Minnesota. The restaurant originally began as the Red Pine Supper Club. In 2011 the restaurant was transformed with a new concept, Bite's Grill & Bar. In 2013, Roger and Wendy Hoplin purchased the restaurant. Roger and Wendy ran the restaurant until March 2024 when they retired and sold the restaurant to the current owner, Daryn Steinert. The restaurant has been a successful operation for Daryn and his family, but they are looking to move out of state for a new opportunity. With its growing revenue, beautiful building, prime location and delicious food, Bites Grub & Pub is a great opportunity to own and operate a restaurant in the beautiful Lakes Area.

## Reason for Selling

The current owner is looking to move out of state for a new opportunity.

## Hours of Operation

MON-THU 8AM-9PM

FRIDAY 8AM-10PM

SATURDAY 7:30AM-10PM

SUNDAY 7:30 AM-9PM

## Restaurant Point of Sale Software

SHIFT4

## Inventory

The average amount of food and beverage inventory located at the restaurant is \$25,000 - \$30,000.

## Furniture, Fixtures and Equipment

All furniture, fixtures and equipment located at the restaurant and utilized in the business operations will be included in the sale. Please review the equipment list for a detailed list of equipment included in the sale.

## Owner's Assistance

The seller would like to assist a new owner after the sale of the business to ensure a successful transfer. It is important to the seller that the positive legacy of the business continues for generations to come.

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# Business Background

## Employees

The following is a list of key employees as of February 2026. The list provides their first name, number of years working at the restaurant and their role in the business.

Renee: 5+ years. Front of House

Sarah F: 4+ years. Front of House

Maddy W: 1 year. Bartender (Knows Front of House)

Bailey H: 3+ Years. Knows Back of House and Front of House, except Bartending

Marissa F: 2 years. Back of House - Lead Night Cook (Knows Front of House)

Brandon C: 2 years. Back of House - Lead Morning Cook

Isiah G: 1.5 years. Back of House - Lead Cook as needed

Charity C: 5+ years. Back of House - Lead Cook

Tanya: 8 months. Back of House Line Cook/Prep Cook

Calvin: 4+ years. Dishwasher

## Advertising & Promotion

Heavy radio advertising & minimal print advertising.

Improved digital appearance

Full website with online ordering

Improved Google ratings

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# Equipment List

60" CPG Flat Top (2025)  
60" Chef Base ((2025)  
Main Street Double Gas Convection (2024)  
Line Cooler 73" Bison (2022)  
Line Cooler 68" Avantco (2022)  
Line Cooler 44" Bison (2022)  
Line Freezer 36" Atson (2023)  
Steam Table 58" Serve Well (2021)  
Fryer 35# Cook Rite  
Fryer 35# Cook Rite  
Flat Top Grill CPG (2022)  
6 Burner Wolf Stove w/Oven  
Alto Sham 3 Shelf 25"  
Double Oven Convection Vulcan (2020)  
Roof Top Air Exchanger  
12' Hood Vent System  
Beer Cooler 50" Avantco (2020)  
Ice Machine Scotsman (2018)  
Food Slicer (2023)  
3 Furnaces / Air Conditioners  
3 Microwaves  
Coffee Maker Curtis (2021)  
Coffee Grinder Grind Master  
Salad Bar 44" ECO  
CO System Chart (Lease)  
14 Beer Taps (2028)  
Beer System Glycol Micro Matic (2018)  
Eco Lab Dish Machine (Lease)  
Washer / Dryer Amana (2014)  
Water Heater 80 Gal Cyclone (2018)  
Water Softener Eco Water  
ATM (Lease)  
Samsung 75" Smart TV (2021)  
Vizio 65" TV (2021)  
Vizio 43" TV (2021)  
85" TV (New)  
75" TV (New)

***Continued on next page.***

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# Equipment List

Water Softener (New - 5 Year Warranty)  
Pager System 15 (2022)  
Security System (Peoples)  
Camera System (2021)  
Sail Computer System (2023)

## **Front & Back Patio**

26 4-Top Patio Tables  
2 Round Patio Tables  
2 Wooden Picnic Tables  
Patio Umbrellas  
99+ Patio Chairs

## **Bar, Dining & Banquet**

18 (Same Style) Old Wood Grain 42" Tables  
18 Square or Rounded Corner 42" Tables  
7 Square 29" Tables  
2 High Top Table Tops  
20 High Top Bar Chairs  
28 Red Seat Chairs  
99 Gray Banquet Chairs  
60 Black Leather Captain Chairs  
6 High Chairs  
4 Red Booster Seats  
Merchandising Display Cooler (In Bar)  
8'x12' Storage Unit  
9 Chaffing Dishes  
Cook Sink  
Hand Washing Sink  
Coke 7' Cooler Single Door  
4 Toasters  
Feeder Toaster  
4 Compartment Bar Sink  
Bar Maid Glass Washer  
3 Compartment Dish Sink  
Combination Walk-In / Freezer  
Bar / Kitchen Walk-In Cooler  
Miscellaneous NSF Shelving  
Miscellaneous Kitchen Wares  
Miscellaneous Service Wares

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**BITES**  
pub & grub

**BREAKFAST**  
Served until 1:30pm

**DYNAMIC DUOS**  
SERVED WITH 2 EGGS YOUR WAY, HASHBROWNS & TOAST

**EGGS BENEDICT\* 15.50**  
Poached eggs & grilled ham over an English muffin, topped with hollandaise (No toast)

**CHIK'N FRIED STEAK 19**  
Topped with sausage loaded country gravy

**FARMERS HASH 18.5**  
Hash browns blended with sausage, ham, bacon, green peppers, mushrooms, onions, tomatoes, jalapeños & cheddar jack cheese

**LUMBERJACK 18**  
Pancake & three sausage links

**BISCUIT & GRAVY 15**  
Biscuit topped with a sausage patty and sausage gravy (No toast)

**FIRST CATCH 18**  
Pan fried walleye Add hollandaise 1.50

**PAULS PLATTER 18**  
Two sausage links, two sausage patties & two bacon strips (No hash)

**MORNING MELT 14**  
English muffin or biscuit with bacon or sausage, egg and cheese (No toast)

**BFAST BURRITO 15.5**  
Sausage, green peppers, onions, tomatoes and scrambled eggs wrapped with cheddar jack cheese (No toast)

**CATTLEMAN'S CHOICE\***  
8 ounce Sirloin 23  
8 Ounce Prime steak 23  
12 ounce NY Strip 28

**Skillets & OMELETS**

*Skillets made w/ 2 eggs over potatoes & cheddar jack cheese. Topped w/ sausage gravy or hollandaise. Served w/ toast.*

*Omelets made with 3 eggs, & cheddar jack cheese. Served w/ hash browns & toast.*

**MEAT LOVERS**  
Omelet: 16 | Skillet: 17.50  
Ham, bacon & sausage

**VEGGIE**  
Omelet: 15 | Skillet: 16.5  
Green peppers, onions, mushrooms & tomatoes

**DENVER**  
Omelet: 16 | Skillet: 17.50  
Ham, green peppers, & onion

**EVERYTHING**  
Omelet: 17 | Skillet: 18.5  
Sausage, bacon, ham, peppers, onions, mushrooms, jalapenos & tomatoes

**TEXAN**  
Omelet: 17 | Skillet: 18.5  
Brisket, onion, tomatoes & jalapenos

**SOLO**  
Omelet: 14 | Skillet: 15.5  
One meat of choice

**Light Bites**

**EGGS, MEAT, HASHBROWNS & TOAST\* 14**

**EGGS, HASHBROWNS & TOAST\* 10**

**EGGS & TOAST\* 7**

**Sweet Eats**

**PANCAKES**  
1: 4 2: 7 3: 10  
+Choc. chips .50

**FRENCH TOAST**  
1: 4 2: 7 3: 9

**SIDES**

**TOAST** White, wheat, sourdough, English muffin, buttermilk biscuit, marble rye or gluten free

**BISCUITS & GRAVY** 1/2: 8 Full 10

**ROSTI HASH** Hash browns with house spices, Swiss cheese & onion

**BACON SAUSAGE LINKS SAUSAGE PATTY**

**BEVERAGES**

**BLOODY MARY 8**

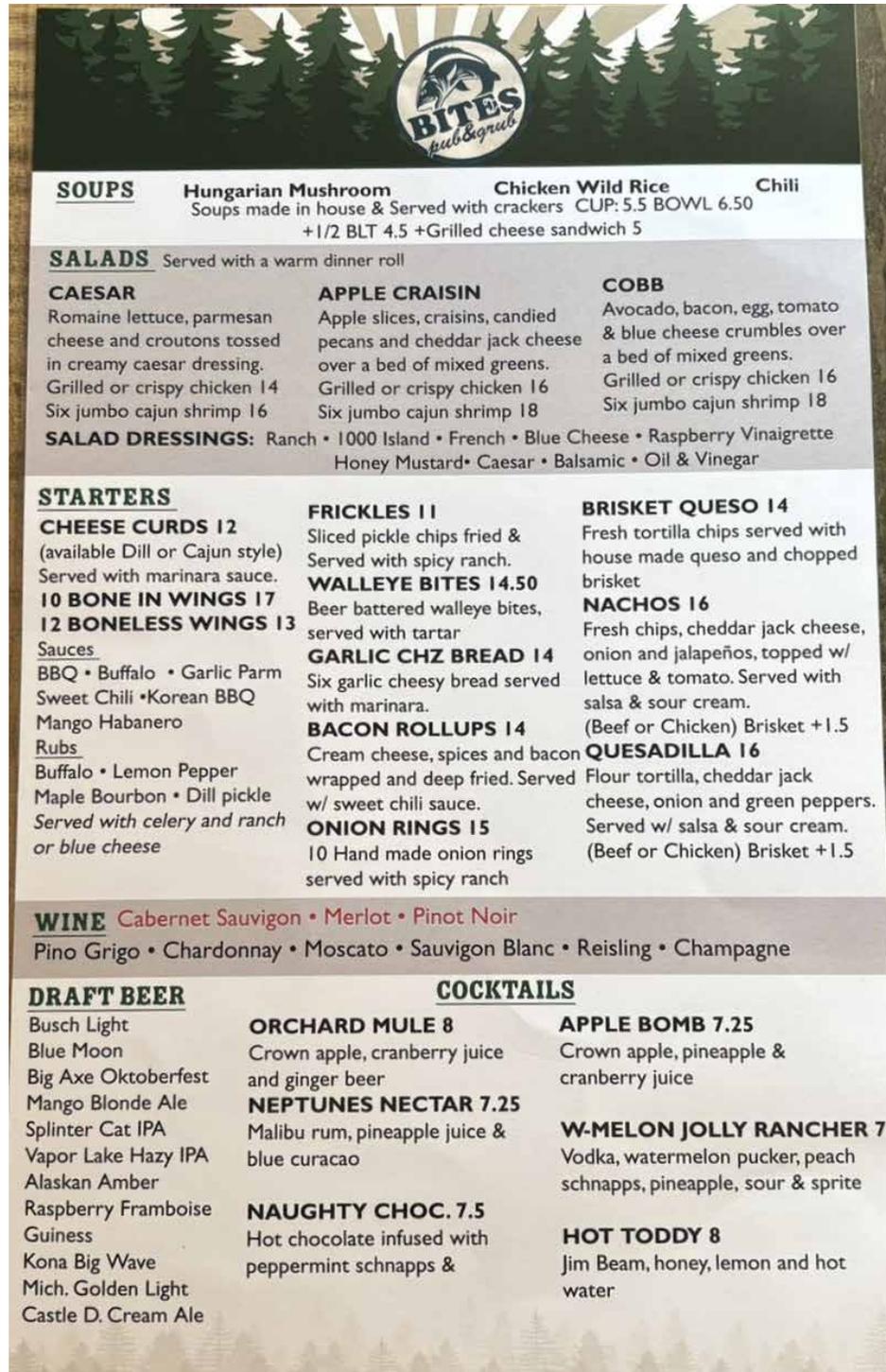
**MILK** Sm. 1.5 | Lg. 3

**CHOCOLATE MILK** Sm. 2 | Lg. 3.5

**JUICES** Sm. 2.5 | Lg. 4.5  
Orange, Apple, Pineapple, Grapefruit, Cranberry

\*Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness, especially if you have certain medical conditions.

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## LUNCH.....SERVED 10-CLOSE

Served with fries, tots or slaw  
Upgrade your side to seasoned fries/tots or pickle seasoned fries/tots for \$1  
Upgrade to sweet potato fries, onion rings, soup or salad for \$2

### BURGERS

served with pickles. Add lettuce, tomato or onion for no cost

#### JALAPEÑO BURGER\* 16

Grilled onions, jalapeños & pepper jack cheese.

#### MUSHROOM-SWISS\* 16

Sautéed mushrooms & Swiss cheese.

#### BACON CHEDDAR\* 16.5

Bacon and cheddar cheese.

#### WESTERN BBQ BURGER\* 17

Crispy bacon, crispy onion straws, BBQ sauce and pepper jack cheese.

#### CHEESE CURD BACON\* 20

Cheese curds and bacon covered with melty cheddar cheese.

#### SMOKEHOUSE BURGER\* 20

Burger topped with BBQ brisket & cheddar cheese.

#### PATTY MELT\* 17

Grilled onions, cheddar and Swiss cheese on grilled marble rye.

#### BITES BURGER CHALLENGE\*

Four bacon cheeseburgers, stacked with lettuce, tomato and onion. Served with two pounds of fries or tots.

Free if 1 person can consume within 30 minutes OR \$50

### FEELING FISHY

#### FISH AND CHIPS 17

Hand breaded walleye hand dipped in beer batter. Served with coleslaw & tartar sauce

#### SHORE LUNCH 17.5

Pan fried walleye served with American fries & sliced tomatoes; served with house made tartar sauce. Double: 24

#### ROYAL LUNCH 19

Pan fried salmon served with american fries & sliced tomatoes. Served with house made tartar sauce.

#### WALLEYE SANDWICH 17

Beer battered walleye, lettuce, tomato & lemon wedge. Served with tartar sauce.

#### CHICKEN OR SHRIMP BASKET 14

Three crispy chicken strips or six jumbo hand breaded shrimp, served with fries and coleslaw.

### TACOS

#### PRIME RIB TACOS (3) 19

Flour tortilla stuffed with shaved prime rib, sautéed onions, lettuce, tomato and parmesan cheese. Served with horseradish infused sour cream.

#### TEXAS TACOS (3) 19

Flour tortilla filled with diced brisket, grilled tomato, onion and jalapeños. Topped with Queso.

#### WALLEYE TACOS (3) 19

Flour tortillas stuffed with fried walleye, lettuce, tomato & avocado. Served with tartar.

### SIGNATURE SANDWICHES

#### TEXAS MELT 17

Smoked BBQ brisket on sourdough covered with grilled onions & muenster cheese.

#### CBA SANDWICH OR WRAP 17

Grilled or crispy chicken, bacon, Swiss cheese, avocado, chipotle ranch, lettuce and tomato. Served on sourdough or in a flour wrap.

#### CLUB SANDWICH OR WRAP 18

Ham, grilled chicken, bacon, Swiss & cheddar cheese, lettuce, tomatoes and mayo on 3 slices of sourdough or tomato basil wrap.

#### REUBEN 16

Corned beef, sauerkraut, Swiss cheese and our house-made 1000 Island dressing on marble rye.

#### PRIME RIB SANDWICH 17

Thick slice of prime rib served on a hoagie roll with home-made prime sauce and au jus for dipping.

#### PHILLY CHEESESTEAK 17

Grilled peppers, onions & Swiss cheese on top of shaved prime rib. Served on a hoagie roll with au jus for dipping.

#### PHILLY CONQUESO CHZSTEAK 18.5

Grilled peppers, onions & Queso on top of shaved prime rib. Served on a hoagie roll with au jus for dipping.

**DINNERS**

Available 4-close 2- close on sunday

Served with choice of two sides. Add a third side for 3.50

MAC & CHEESE • CUP OF SOUP • COTTAGE CHEESE • SEASONAL VEGETABLE • SAUTÉED MUSHROOMS • MASHED POTATOES • AU GRATIN POTATOES • MANDARIN ORANGES • CHIPS & QUESO • SWEET POTATO • BAKED POTATO • HOUSE SALAD/ CAESAR SALAD **\*\*NOT SERVED WITH ROLL\*\***

**WALLEYE**

Broiled, pan fried or beer battered. Single fillet 21 • Two fillets 28

**BBQ RIBS**

Slow cooked ribs baked in BBQ 1/2 Rack 24 • Full Rack 30

**POT ROAST**

Slow cooked pot roast topped w/ house made beef gravy.

\*Not served with vegetables\* Single 18 • Double 24

**COUNTRY STEAK 21**

Breaded cube steak covered in house made beef gravy.

**BAKED SALMON 24**

8 ounce sockeye salmon baked in garlic butter and lemon pepper seasoning.

**SIZZLING SHRIMP 24**

Six jumbo sauteed shrimp served with garlic dipping butter and cocktail sauce.

**BBQ BRISKET 21**

Sliced smoked brisket topped with our house made BBQ sauce.

**PRIME RIB**

Served Friday - Sunday 10 oz 28 • 14 oz 34

**8 OZ. SIRLOIN\* 25**

Topped with garlic butter. Add two jumbo broiled shrimp for 4

**12 OZ. NY STRIP\* 32**

Topped with garlic butter. Add two jumbo broiled shrimp for 4

**HAMBURGER STEAK 18**

Topped with mushrooms & onions, topped w/ beef gravy.

**CHEF BOWLS**

Served with soup or salad & garlic bread.

Available gluten free for +3

**CAJUN PASTA 24**

Chicken, shrimp, sautéed onions and peppers in our Cajun alfredo sauce with penne pasta.

**ALFREDO**

House made creamy alfredo over penne pasta with Chicken 22 or Shrimp 24

**FARMHOUSE BOWL 20**

Creamy mashed potatoes topped with corn, crispy chicken, beef gravy and cheddar jack cheese (No garlic bread)

**MAC & CHEESE 15**

Creamy mac sauce with penne pasta.

+Bacon 2

+Grilled or crispy chicken 4

+ 3 Shrimp 6

+ Smoked Brisket 6

**TEXAS SPAGHETTI 19**

Marinara sauce, sauted onions and chopped brisket over penne pasta.



**MONDAY**

\$4 off Sirloin, New York Strip, Chkn Fried & Hamburger Steak

**TUESDAY**

\$4 off Tacos or \$20 AYCE fish fry

**WEDNESDAY**

\$3 off Salmon & Walleye Dinners

**THURSDAY**

AYCE shrimp \$25

**SUNDAY**

Kids eat for \$2 all day

\*These items are served raw or undercooked, or contain, or may contain, raw or undercooked ingredients. Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness. We offer Gluten Free products, however we are NOT a certified gluten free kitchen. Credit card processing fee of 3.00% • We reserve the right to add 18% gratuity to parties of 8 or more.

**DESSERT**

Handspun shakes/malts

Chcocolate

Strawberry

Vanilla

Oreo

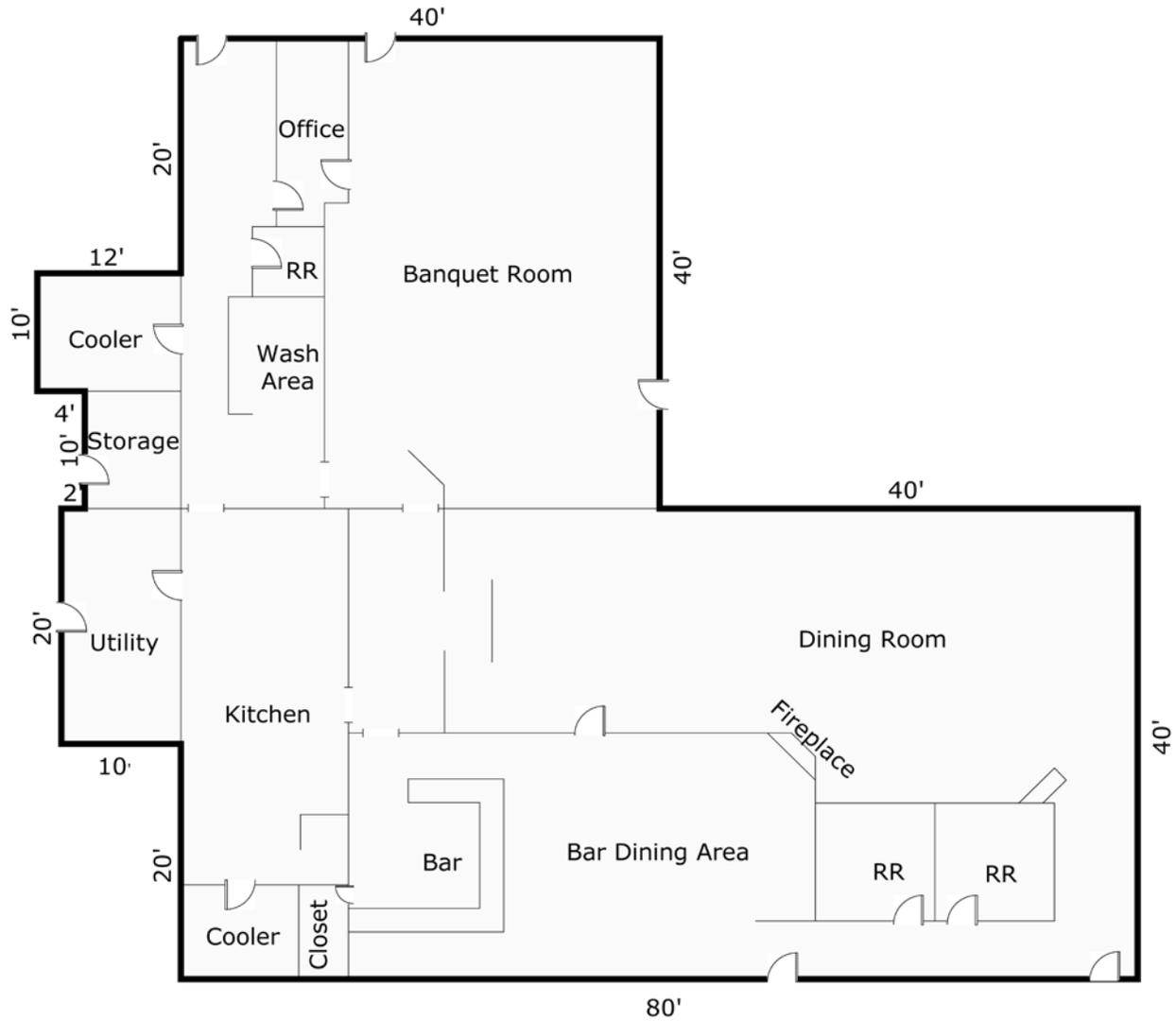
Fudge filled brownie

Bread pudding

Carrot cake

Various cheesecake flavors

# Floor Plan



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# Photos



Bites Pub & Grub



Outdoor Patio Seating



Outdoor Patio Seating



Outdoor Patio Seating



Entrance/Reception/Bathrooms



Bar Dining Area

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# Photos



Bar



Bar



Dining Area



Dining Area



Dining Area



Server Station

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Banquet Room



Banquet Room



Women's Restroom



Men's Restroom



Storage



Dish Washing Area

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Kitchen



Kitchen



Kitchen



Kitchen Storage



Freezer



Freezer

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Kitchen Area



Utility Room



Office



Private Restroom

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# Aerial Photo



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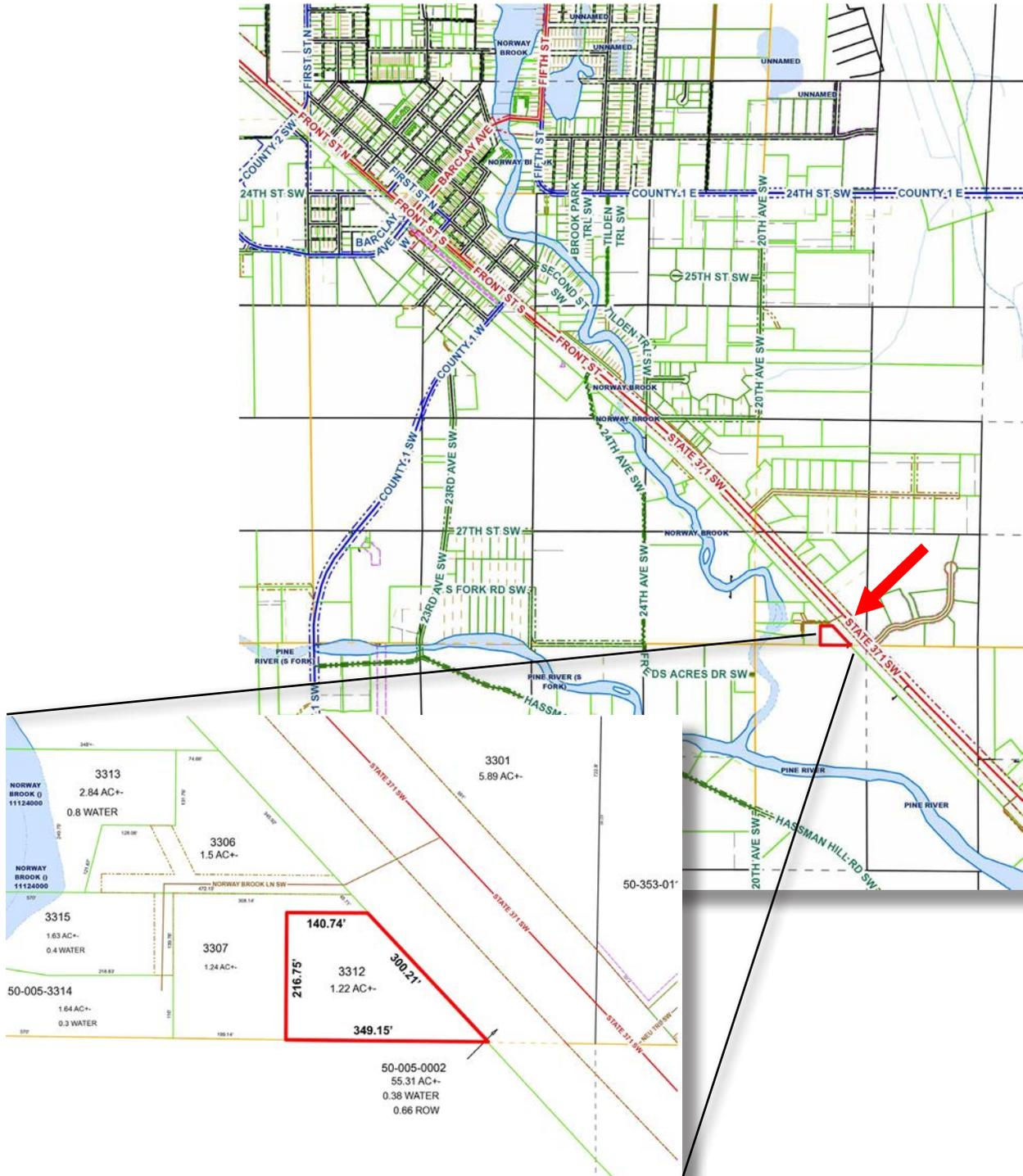
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# Section Map

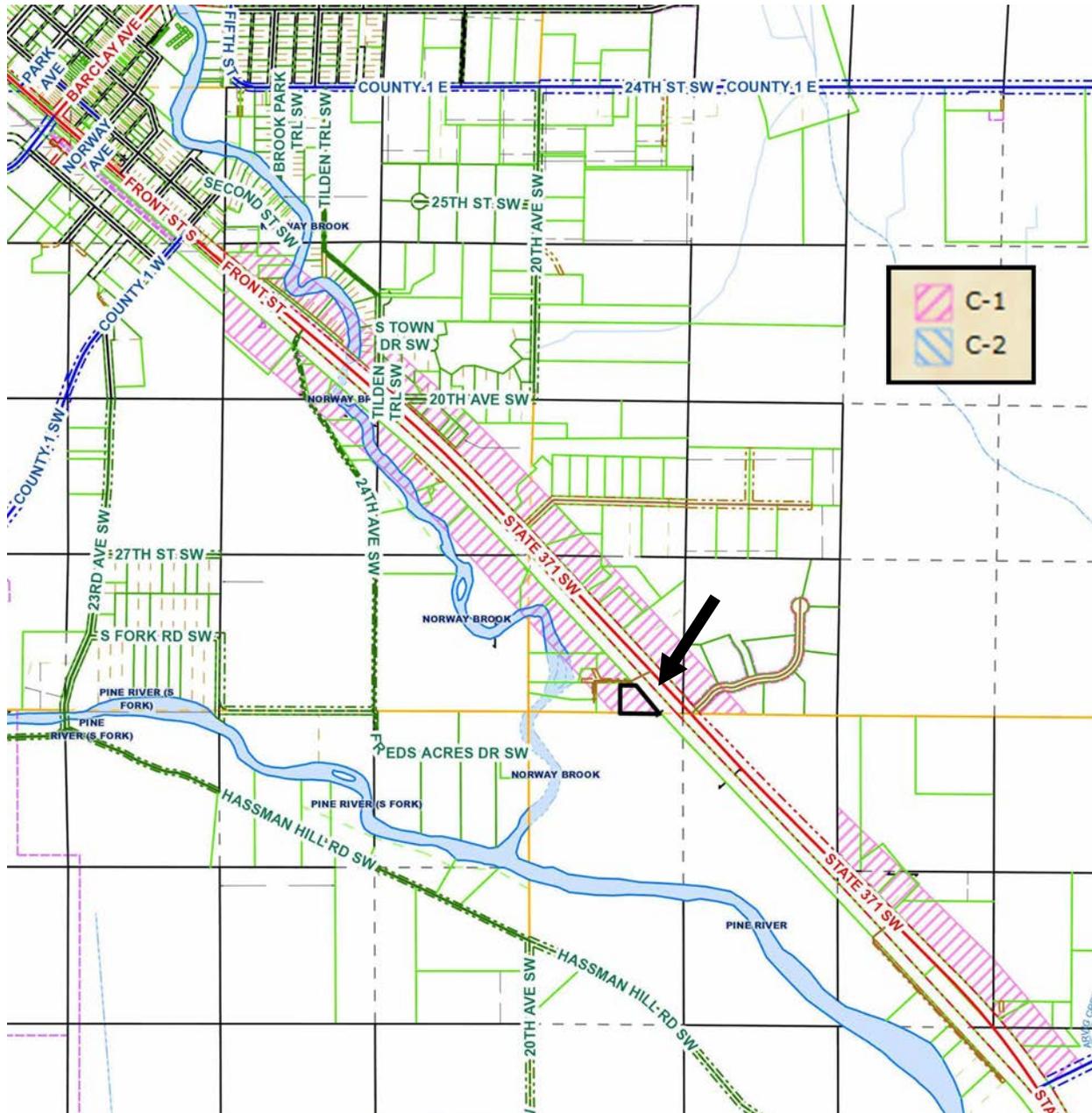


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## C-1 Commercial Corridor



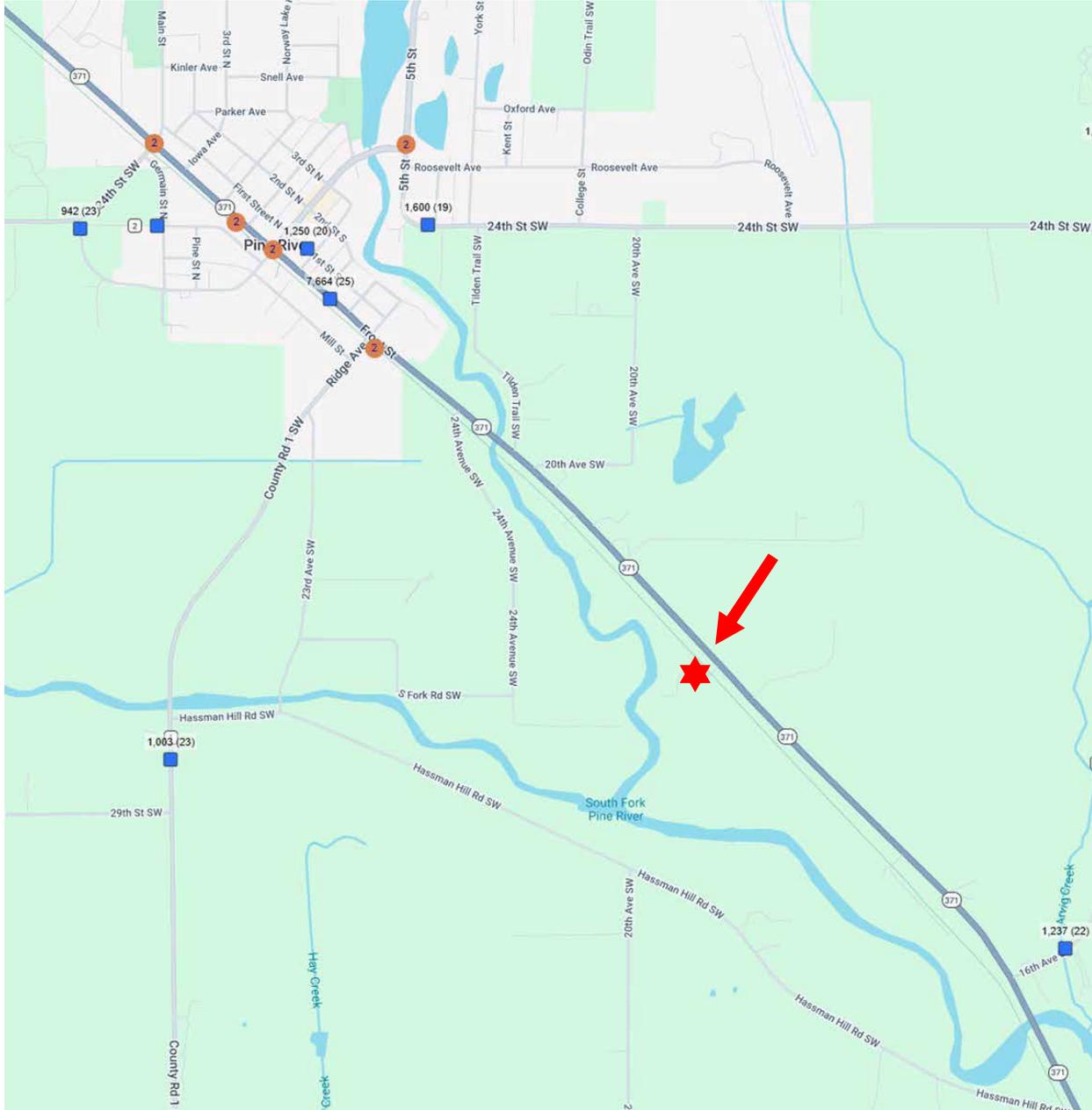
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# Counts from MNDOT Traffic Counts

Traffic Counts: 7,664 (2025) on Hwy 371



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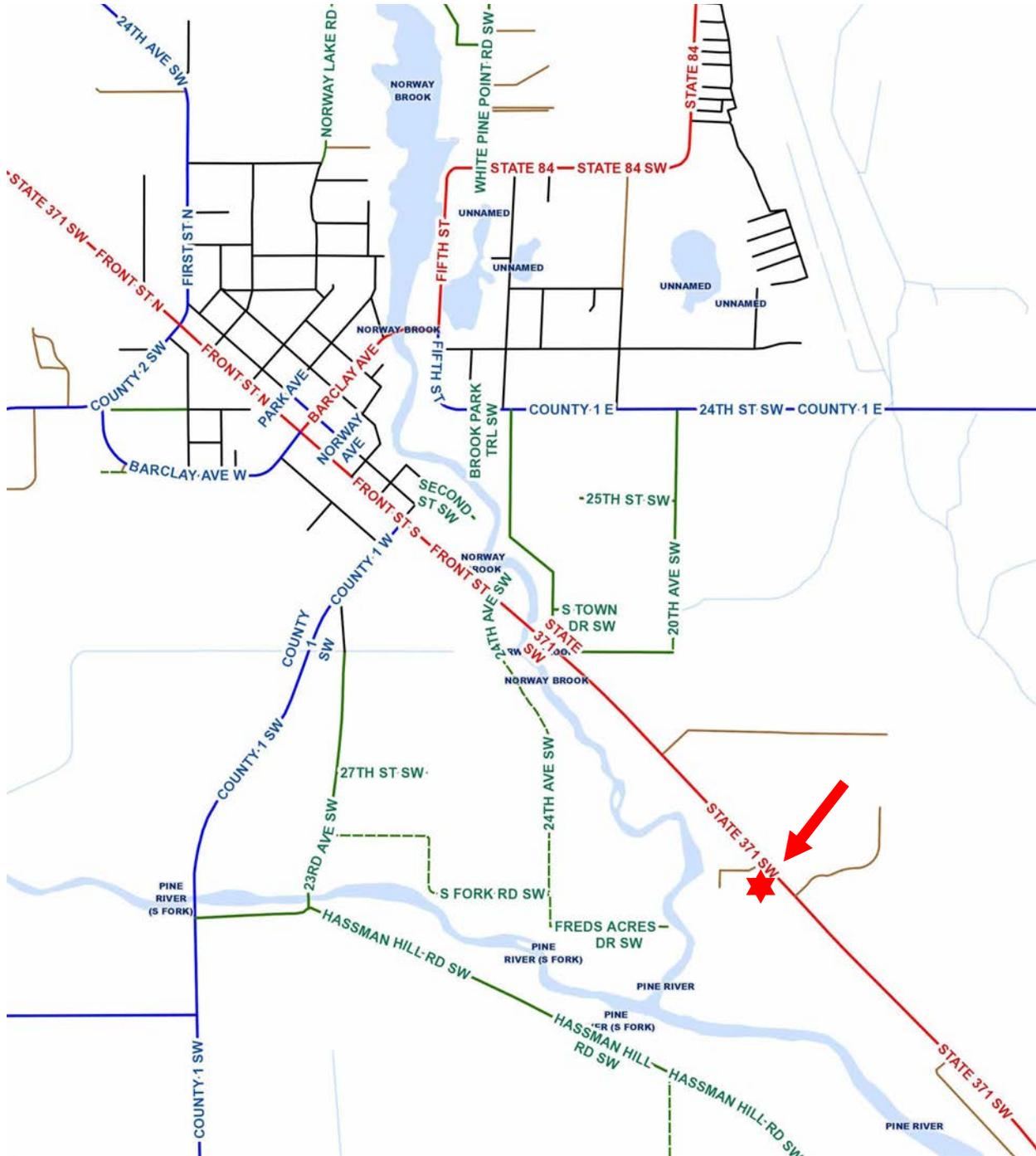


**CLOSE CONVERSE**  
Commercial Real Estate | Business Brokerage

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2793 Hwy 371, Pine River, MN 56474

# Location Map



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Figures from STDB, CCIM

# Demographics

**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:**

Pine River	4,528
Brainerd	31,866
Baxter	9,043

**Estimated Summer Population:**

Brainerd/Baxter	200,000+
-----------------	----------

**Projected Population Growth Change 2024-2029:**

Cass County	0.55%
Pine River	0.78%

**Households in 2024:**

Cass County	13,156
Pine River	1,957

**2024 Median Household Income:**

Cass County	\$68,950
Pine River	\$62,121

**Leading Employers in Crow Wing County in 2025:**

- Essentia Health
- Cuyuna Regional Medical Center
- Brainerd School District
- Grandview Lodge
- Breezy Point Resort
- Ascensus
- Clow Stamping
- Crow Wing County
- Madden's Resort
- Cragun's Resort
- Walmart
- Ruttgers Bay Lake Resort
- Cub Foods/Super Valu (3 Stores)
- Central lakes College
- Anderson Brothers Construction
- Pequot Lakes School District
- Mills Automotive
- Bang Printing
- City of Brainerd
- Costco
- Bethany Good Samaritan
- Woodland Good Samaritan
- Crosby Ironton School District
- Minnesota Care

**Leading Employers Cont.:**

- Landis + Gyr
- Northstar Plating
- Nortech Systems
- Lindar
- Avantech
- Reichert Bus
- Lexington
- Growth Zone
- CTC
- Stern Companies
- MNDOT
- MNDNR
- TDS
- Graphic Packaging
- Crow Wing Power

*Continued on next page.*

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# Demographics

Brainerd Lakes Area Businesses: (To see a list of additional businesses, please go to [www.explorebrainerdlakes.com](http://www.explorebrainerdlakes.com))

**Financial Institutions: 16+**  
(multiple locations not counted)

Churches: 30+  
Schools: 15+  
Golf Courses: 27+

Resorts:  
Birch Bay  
Boyd Lodge  
Breezy Point Resort  
Craguns  
Fritz's Resort  
Grand View Lodge  
Gull Lake Resort  
Kavanaugh's  
Lost Lake Lodge  
Maddens  
Manhattan Beach Lodge  
Quarterdeck  
Ruttger's Bay Lake Lodge  
Sullivans  
Plus numerous others

**Major Retailers:**

Aldi  
Anytime Fitness  
Ashley Furniture  
Auto Zone  
Best Buy  
Brother's Motorsports  
Cashwise Liquor (2)  
Christmas Point  
Costco  
Dick's Sporting Goods  
Discount Tire  
Dollar Tree (2)  
Dollar General  
Dondelinger  
Dunham's Sports  
East Brainerd Mall (17 Retailers)  
Family Dollar  
Fleet Farm  
Harbor Freight  
Home Depot  
Home Goods  
Hobby Lobby  
Jiffy Lube

**Major Retailers Continued:**

Kohl's  
Menards  
Michaels  
PetSmart  
Planet Fitness  
Super One (3)  
Super Wal-Mart  
Takedown Gym  
Target  
The Power Lodge  
TJ Maxx  
Ulta Beauty  
Walgreens  
Westgate Mall (27 Retailers)  
Westside Liquor

**Restaurants/Fast Food:**

218 Local  
371 Diner  
Antler's  
Applebee's  
Arby's  
B-Merri  
Bar Harbor  
Baxter's  
Black Bear Lodge & Saloon  
Blue Oyster  
Boulder Tap House  
Breezy Point Marina  
Buffalo Wild Wings  
Burger King  
Burritos California  
Caribou Coffee (4)  
Char  
Chick N Rice  
China Garden  
Chipotle  
Coco Moon  
Cold Stone Creamery  
Cowboy's  
Cragun's Legacy Grill  
Cru  
Culver's  
Dairy Queen (3)  
Domino's Pizza (3)  
Dough Bros.  
Dunkin Donuts (2)

**Restaurants/Fast Food Continued:**

Dunmire's (2)  
El Tequila  
Ernie's  
Firehouse Subs  
Five Guys  
Four Seas  
Grizzly's Grill & Saloon  
Hardee's  
Hunt 'N Shack  
Ippin Ramen & Sushi  
Jack's House  
Jersey Mike's  
Jimmy John's  
KFC  
Little Caesar's  
Loco Express  
Lucky's  
Madden's Classic Grill  
Manhattan Beach  
Maucieri's  
McDonalds (2)  
Moonlite Bay  
Nautical Bowls  
Papa Murphy's Pizza  
Perkins  
Pine Peaks  
Pizza Hut  
Pizza Ranch  
Poncho & Lefty's  
Rafferty's Pizza (4)  
Riverside Inn  
Ruttger's  
Sakura  
Senor Patron  
Sherwood North  
Slice on Oak  
Starbucks (3)  
Subway (3)  
Sunshine's Summer House  
Taco Bell  
Taco John's  
The Barn  
The Commander  
The Pines at Grandview  
Wendy's (2)  
Ye Ole Wharf  
Zorbaz (2)

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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.<sup>(1)</sup> 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).<sup>(2)</sup> 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).<sup>(2)</sup> 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.<sup>(3)</sup>

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary duties described below.<sup>(4)</sup> 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. <sup>(1)</sup> 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. <sup>(2)</sup> 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. <sup>(3)</sup> 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](http://www.corr.state.mn.us).

MN-AGCYDISC-2 (8/14)

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# Contact

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