



COMMERCIAL REALTY SOLUTIONS

For Sale / Lease
Commercial/
Retail



ALBERTVILLE

Restaurant Opportunity

Sales Price: \$1,900,000 Lease Rate: \$16.45/NNN

Building Size: 9,252/sf Lot Size: 1.94 Acres

11166 CR 37 NE, Albertville, MN 55301

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PROPERTY LOCATION

- * Frontage on Interstate 94
- * Conveniently Located Between Albertville Outlets & Costco
- * Businesses in the Area Include:
 Albertville Premium Outlets, Costco, Premier Bank,
 St. Michael-Albertville Ice Arena, Taco Bell, Ace Hardware,
 Westside Liquor and many more...

TRAFFIC COUNTS - 2024

- * I-94 - 55,877 VPD
- * County Road 37 NE - 11,703 VPD



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PROPERTY OVERVIEW

11166 County Rd 37 NE, Albertville, MN

Sales Price
\$1,900,000.00 w/FF&E
Lease Rate
\$16.45 NNN

Building Size	9,252/sf
Construction Type	Precast Concrete
Lot Size	1.94 Acres
County	Wright
PID/Taxes	101.138.001020 2025 \$40,040.00
Zoned	B-3 Highway Commercial
Tenant	Single
Year Built	2006
Number of Floors	One (1)
Building Systems	Force Air RTU's 3-Phase Electric, 1600 Amps

PROPERTY DESCRIPTION

This restaurant can be a turn key operation for an incoming buyer. This is a chef's dream kitchen with wood fire grill, smoker, fryers, ovens, grills and more. You really must see it to appreciate it.

There is a sunken center with a dome above that can be used in a number of creative ways for any concept. There is a separate party/meeting room, a lounge with a full bar, both with their own waitress stations.

The game arcade is owned and operated by another company. They are extremely successful and would love the opportunity to stay. The restaurant profits generously from the game arcade, too!

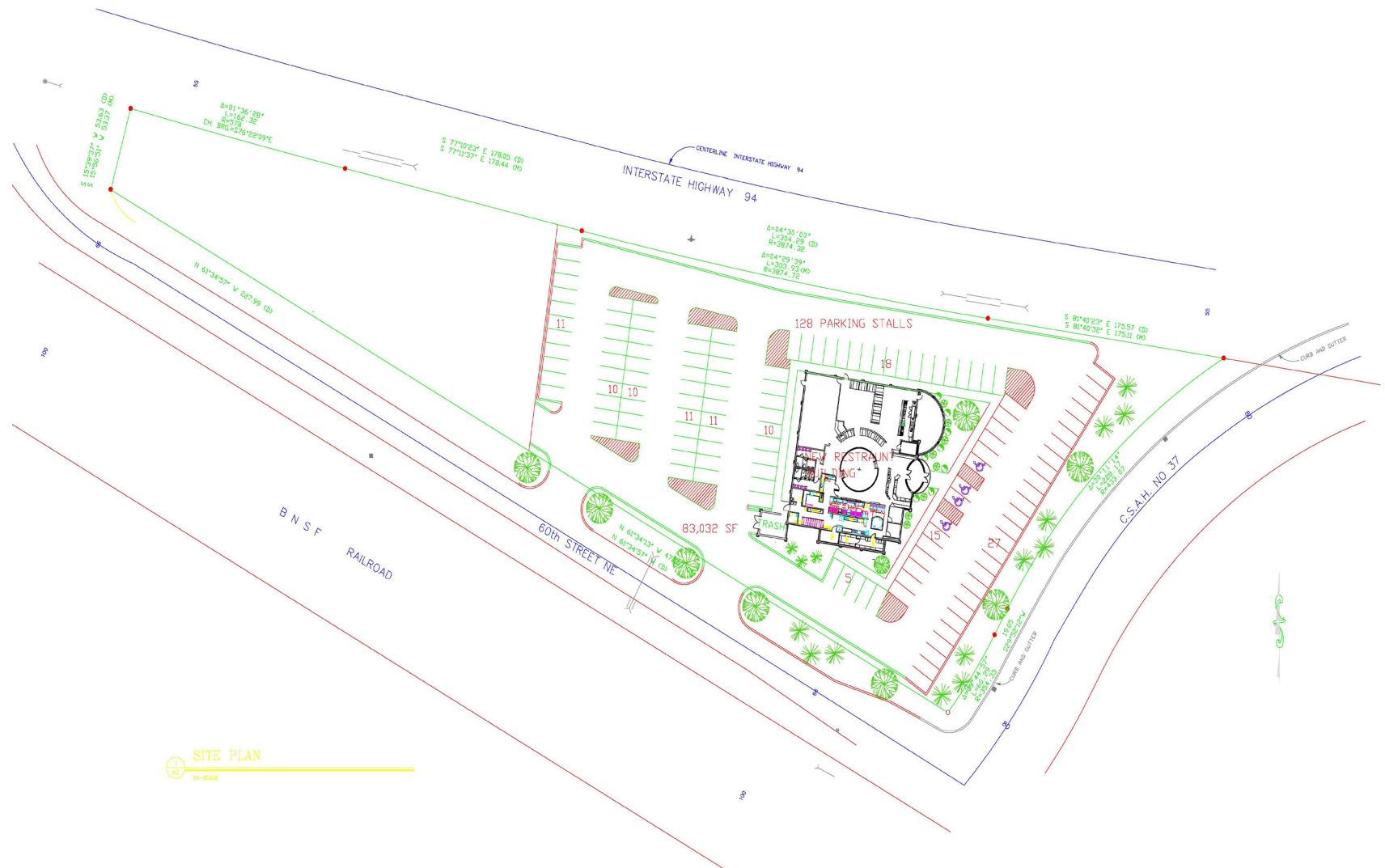
This concrete tip up building is nearly clear span with the exception of columns across the center of the building so it is easy to move walls, add walls and windows or anything else to suit your vision.

Space Aliens has been the only tenant in the building the last 20 years. All the furniture, fixtures and equipment stay with the building.

The building lends itself to any number of open floor plan uses such as recreation or retail once you remove the equipment and partitioned walls.

Additional information and full size plans are available, please contact the agents for more detail.

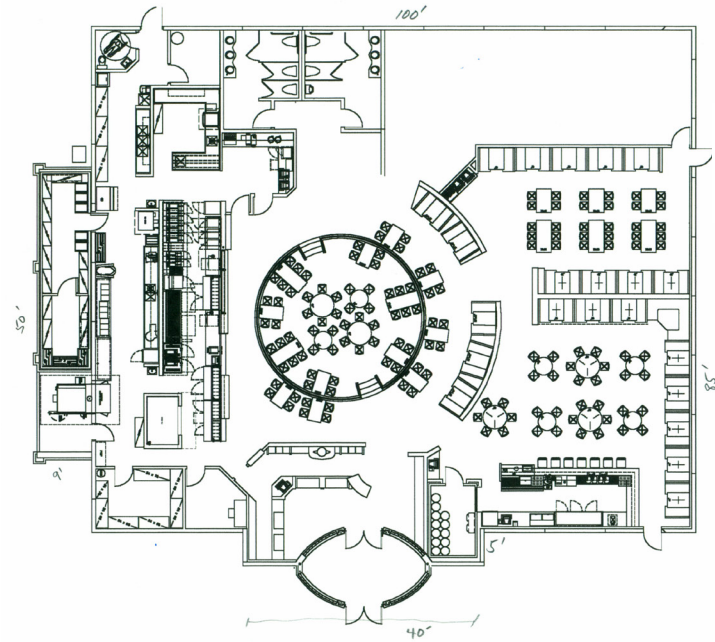
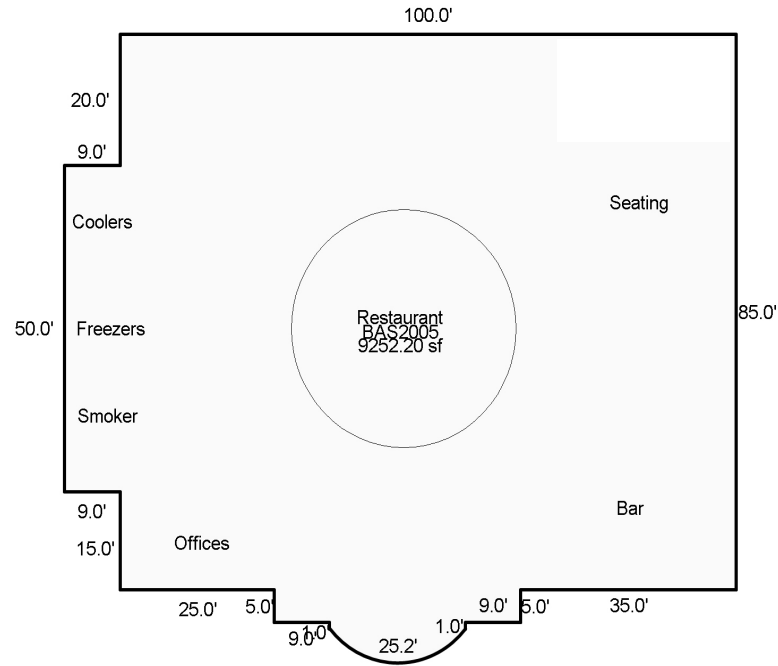
SITE PLAN



SITE PLAN
1/2" = 1' SCALE

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FLOOR PLAN



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INTERIOR



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INTERIOR



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EXTERIOR



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