

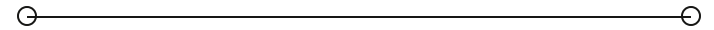


SALE

15455 Old Mill Road

15455 OLD MILL ROAD

Spicer, MN 56288



PRESENTED BY:

MIKE BOBICK, CCIM

O: 320.333.2692

mike.bobick@svn.com

TOM SANQUIST

O: 320.282.2042

tom.sanquist@svn.com

PROPERTY SUMMARY



[VIDEO](#)

OFFERING SUMMARY

SALE PRICE:	\$875,000
LOT SIZE:	17.59 Acres
BUILDING SIZE:	10,760 SF

PROPERTY DESCRIPTION

Discover the perfect blend of high visibility, prime location, and tranquil surroundings at this versatile property in Spicer, MN. Situated directly across from the renowned Little Crow Golf Resort and just off Highway 23—where over 9,600 vehicles pass daily—this location offers unparalleled exposure to both travelers and locals.

Nestled between Green Lake and Nest Lake, each just 1,000 feet away, the property provides a serene lake-country atmosphere while maintaining easy accessibility. Only minutes from Spicer's charming town center and a short drive to New London, it's surrounded by vibrant shops, restaurants, and amenities.

Whether you envision a commercial venture, residential development, or mixed-use opportunity, this property combines natural beauty with unmatched potential. Don't miss your chance to secure a spot in one of Minnesota's most desirable lake-country corridors!

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PROPERTY DETAILS & HIGHLIGHTS



PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Restaurant
APN	27-022-0112 & 27-022-0141
BUILDING SIZE	10,760 SF
LOT SIZE	17.59 Acres
YEAR BUILT	1980
CONSTRUCTION STATUS	Existing
NUMBER OF BUILDINGS	3

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- - 10,760 SF building ideal for retail/restaurant investment
- - Built in 1980, offering a solid foundation for your business
- - Zoned C-I Commercial/Industrial, providing versatile usage options
- - Prime location in the Spicer/New London area
- - Ample space to accommodate your business vision
- - Prime Exposure: Across from Little Crow Golf Resort
- - High Traffic: Off Highway 23, 9,669 daily vehicles
- - Serene Setting: Near Green Lake and Nest Lake
- - Close Proximity: Minutes from Spicer and New London
- - Versatile Potential: Ideal for business or residential
- - Vibrant Amenities: Surrounded by shops and restaurants
- - Exceptional Location: Combines beauty with accessibility
- - Reception Venue: 5,140 sq. ft. with bar, prep area, and 2 restrooms.
- - New Roofs: Steel roofs recently installed on buildings.
- - House: 3,000 sq. ft. - 5bed/2bath with water damage repairs underway from a burst pipe.
- - Restaurant: 2,620 sq. ft., recently remodeled with a full kitchen, bar, and restrooms.
- - Apple Orchard: Spanning 6 acres.
- - Potential: Excellent property for horse enthusiasts.

ADDITIONAL PHOTOS



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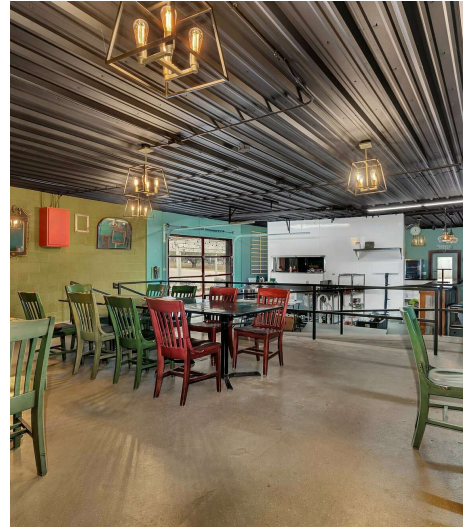
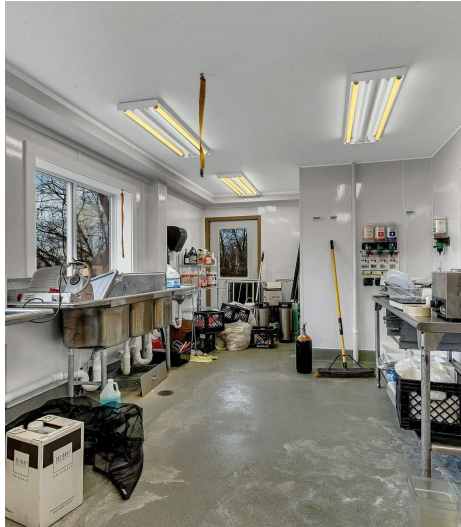
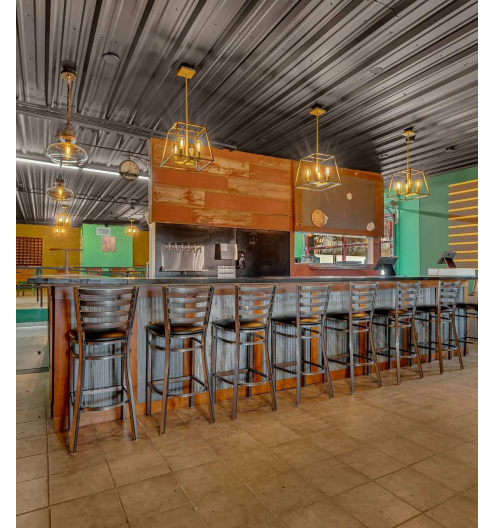
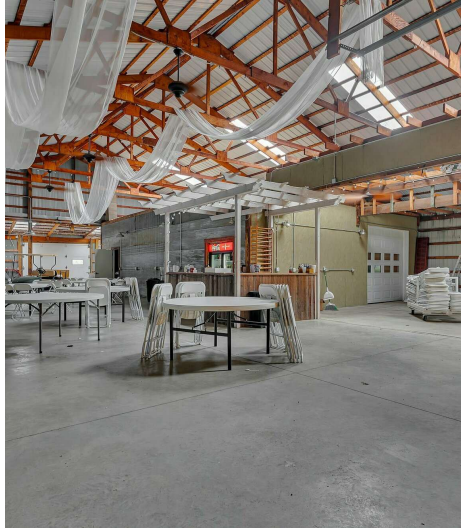
O: 320.282.2042

tom.sanquist@svn.com

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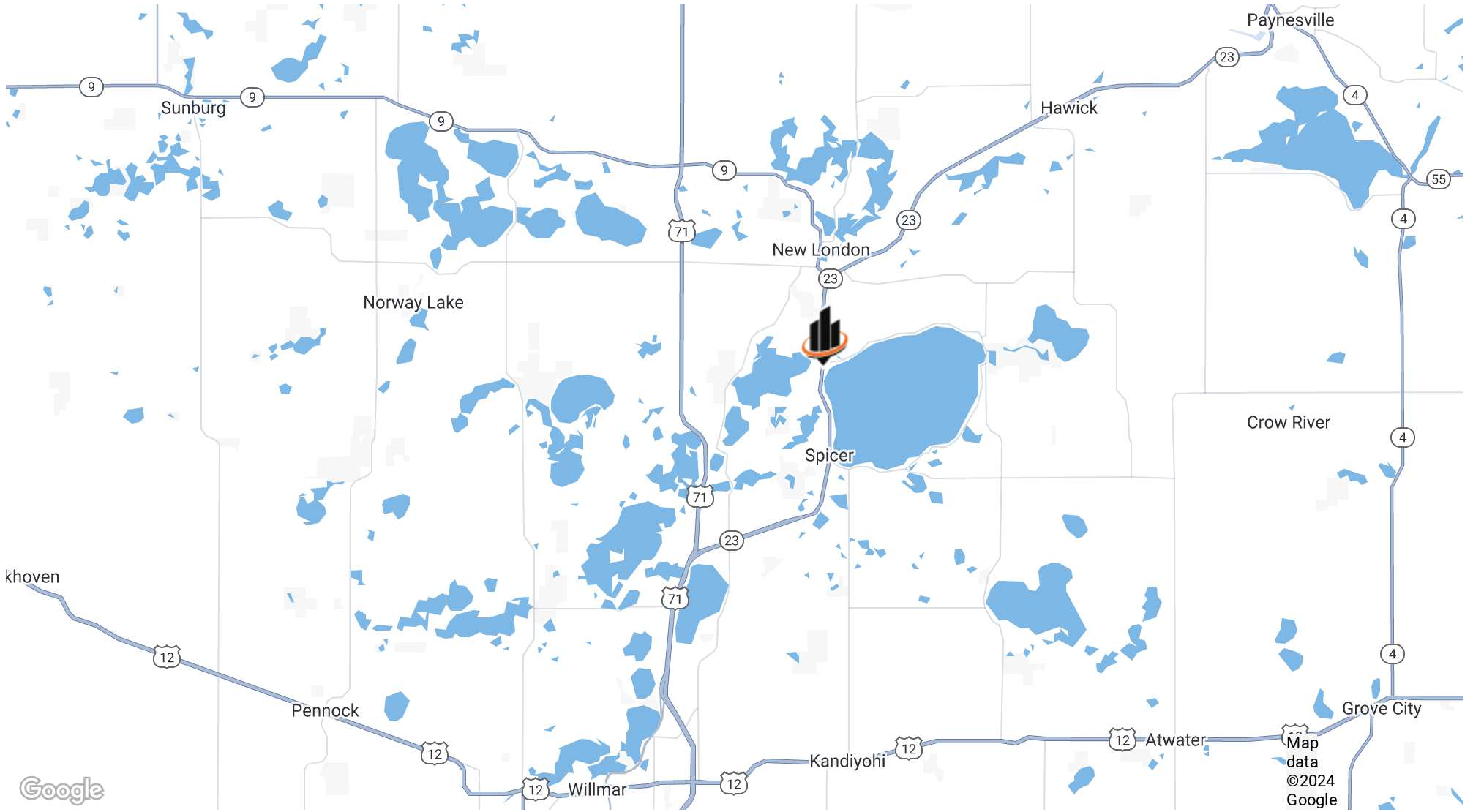
O: 320.282.2042

tom.sanquist@svn.com

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LOCATION MAP



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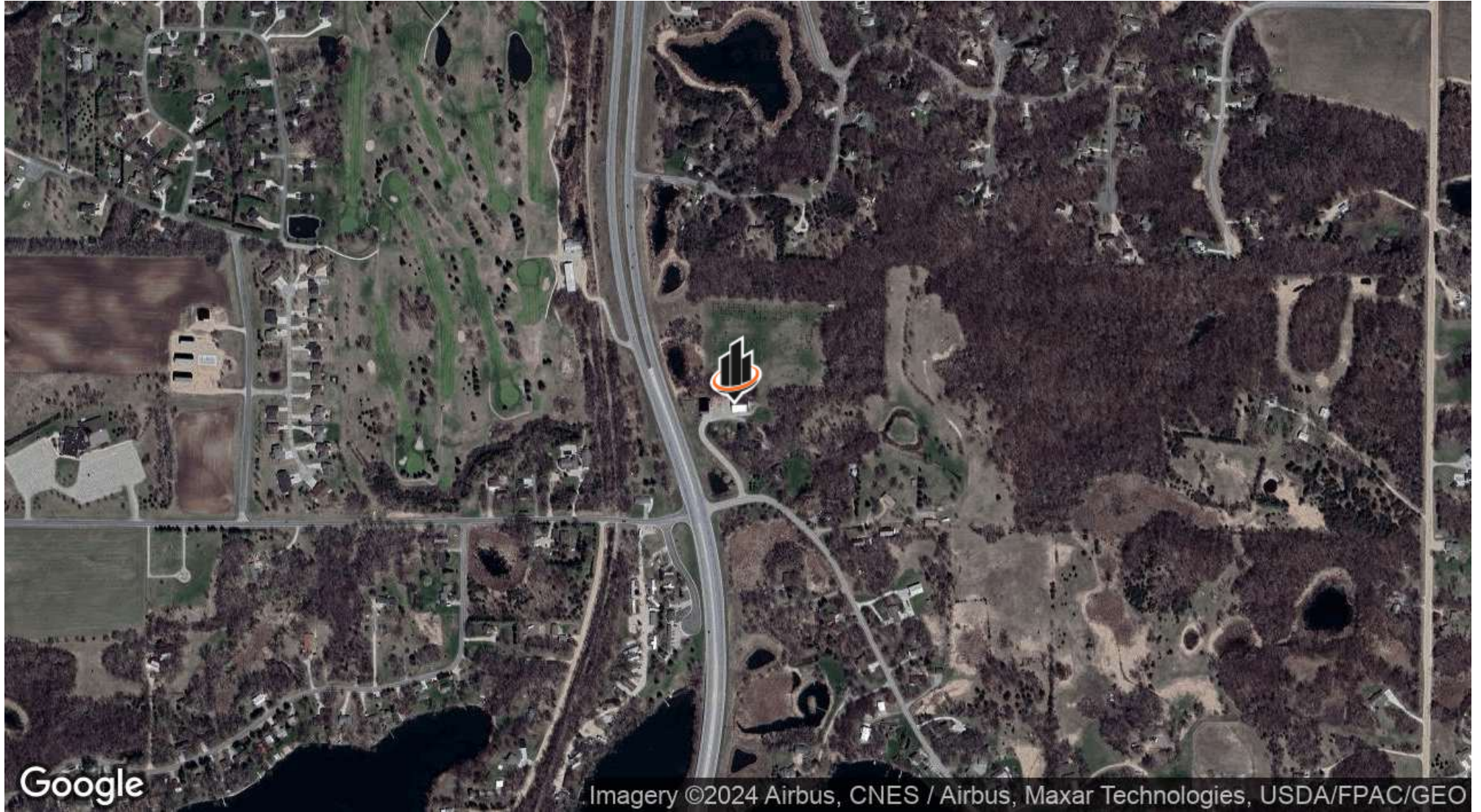
O: 320.333.2692
mike.bobick@svn.com

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AERIAL MAP



MIKE BOBICK, CCIM

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DEMOGRAPHICS MAP & REPORT

POPULATION

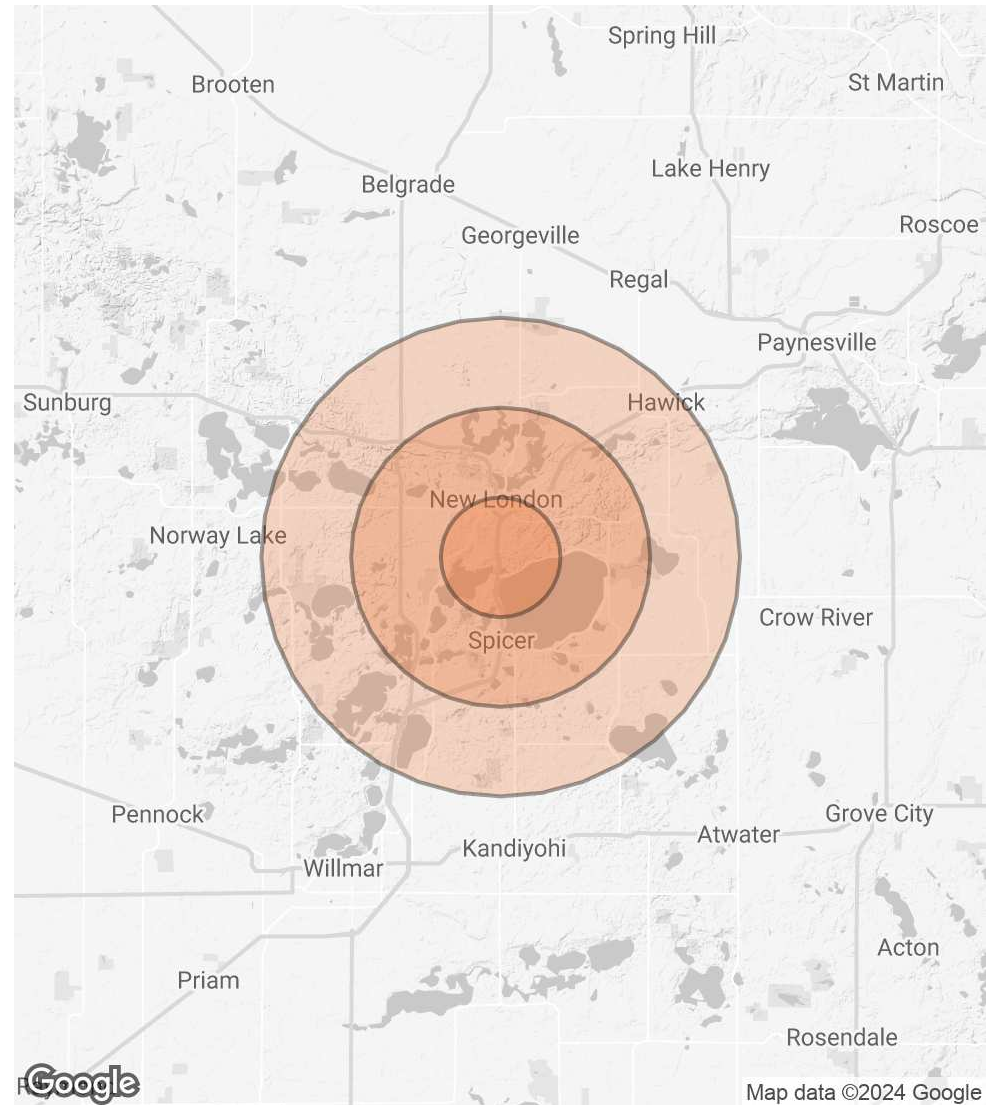
2 MILES 5 MILES 8 MILES

	2 MILES	5 MILES	8 MILES
TOTAL POPULATION	2,123	7,507	12,563
AVERAGE AGE	44	44	44
AVERAGE AGE (MALE)	44	44	44
AVERAGE AGE (FEMALE)	45	45	45

HOUSEHOLDS & INCOME 2 MILES 5 MILES 8 MILES

	2 MILES	5 MILES	8 MILES
TOTAL HOUSEHOLDS	898	3,160	5,155
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$122,039	\$123,522	\$129,083
AVERAGE HOUSE VALUE	\$413,807	\$421,475	\$418,869

Demographics data derived from AlphaMap



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tom.sanquist@svn.com

ADVISOR BIO 1



MIKE BOBICK, CCIM

Senior Advisor

mike.bobick@svn.com

Direct: **320.333.2692**

PROFESSIONAL BACKGROUND

Mike is a senior Commercial Broker and Partner at SVN GC Real Estate, specializing in investment analysis and commercial building sales, including office, industrial, apartment buildings and other investment grade properties. Mike's 35 years in the real estate industry includes experience in property management, investment property sales and real estate development. In 2002 Mike earned the Certified Commercial Investment Member designation (CCIM), which is conferred by the CCIM Institute and endorsed by the National Association of Realtors. Career highlights include nearly \$500 million in property sales and approximately 250,000 square feet of commercial lease transactions.

EDUCATION

Bachelor of Science degree in Business Administration – St. John's University, Collegeville, Minnesota.
A multitude of industry related seminars and programs including CCIM courses totaling more than 200 hours.

MEMBERSHIPS

Presently the Chairperson of the Minnesota Commercial Association of Realtors (MNCAR Board of Realtors)

SVN | GC Real Estate
3345 W St. Germain St.
St. Cloud, MN 56301

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TOM SANQUIST

O: 320.282.2042

tom.sanquist@svn.com

ADVISOR BIO 2



TOM SANQUIST

Advisor

tom.sanquist@svn.com

Direct: **320.282.2042** | Cell: **320.282.2042**

PROFESSIONAL BACKGROUND

Tom is a Commercial Advisor at SVN GC Real Estate, assisting in all types of commercial and multifamily transactions. He has a passion to make deals happen and to continually learn everything there is to know about commercial investing, sales, leasing, and management to use that combined knowledge to guide his clients through important decisions. Tom has always been self motivated and driven. He's been self-employed since the age of 19; quickly going from construction laborer to general contractor to real estate investor to commercial property manager and now brokerage advisor.

EDUCATION

Tom has multiple licenses including Real Estate and General Contractor Builder/Remodeler with over 15 years of experience in commercial and residential, property management, leasing, sales, building and remodeling. He has been actively investing in real estate for over 9 years.

MEMBERSHIPS

CCIM Candidate- Certified Commercial Investment Member
MNCAR - Minnesota Commercial Association of Realtors

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DISCLAIMER

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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