



# SPORTS BAR & GRILL

15057 COUNTY HWY 11, AUDUBON, MN 56511



**MARC C. JOHNSON**  
COMMERCIAL REAL ESTATE

1620 32<sup>ND</sup> AVE S, SUITE 200, FARGO, NORTH DAKOTA 58103 | 701.281.5200

## CONFIDENTIALITY AND CONDITIONS

THIS BROCHURE WAS PREPARED BY MARC C. JOHNSON & COMMERCIAL REAL ESTATE (“BROKER”) AND HAS BEEN REVIEWED BY THE OWNER. IT CONTAINS SELECTED INFORMATION PERTAINING TO THE PROPERTY AND DOES NOT PURPORT TO BE ALL-INCLUSIVE OR TO CONTAIN ALL OF THE INFORMATION IN WHICH A PROSPECTIVE PURCHASER MAY DESIRE. ALL FINANCIAL PROJECTIONS AND RESULTS ARE PROVIDED FOR GENERAL REFERENCE PURPOSES ONLY AND ARE BASED ON ASSUMPTIONS RELATED TO THE GENERAL ECONOMY, COMPETITION AND OTHER FACTORS BEYOND CONTROL AND, THEREFORE, ARE SUBJECT TO MATERIAL CHANGE OR VARIATION. AN OPPORTUNITY TO INSPECT THE PROPERTY WILL BE MADE AVAILABLE TO QUALIFIED PROSPECTIVE PURCHASERS.

THIS BROCHURE IS SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL, WITHOUT NOTICE, AND DOES NOT CONSTITUTE A RECOMMENDATION, ENDORSEMENT OR ADVICE AS TO THE VALUE OF THE PROPERTY BY BROKER OR OWNER. EACH PROSPECTIVE PURCHASER IS TO RELY UPON ITS OWN INVESTIGATION, EVALUATION AND JUDGMENT AS TO THE ADVISABILITY OF PURCHASING THE PROPERTY DESCRIBED HEREIN.

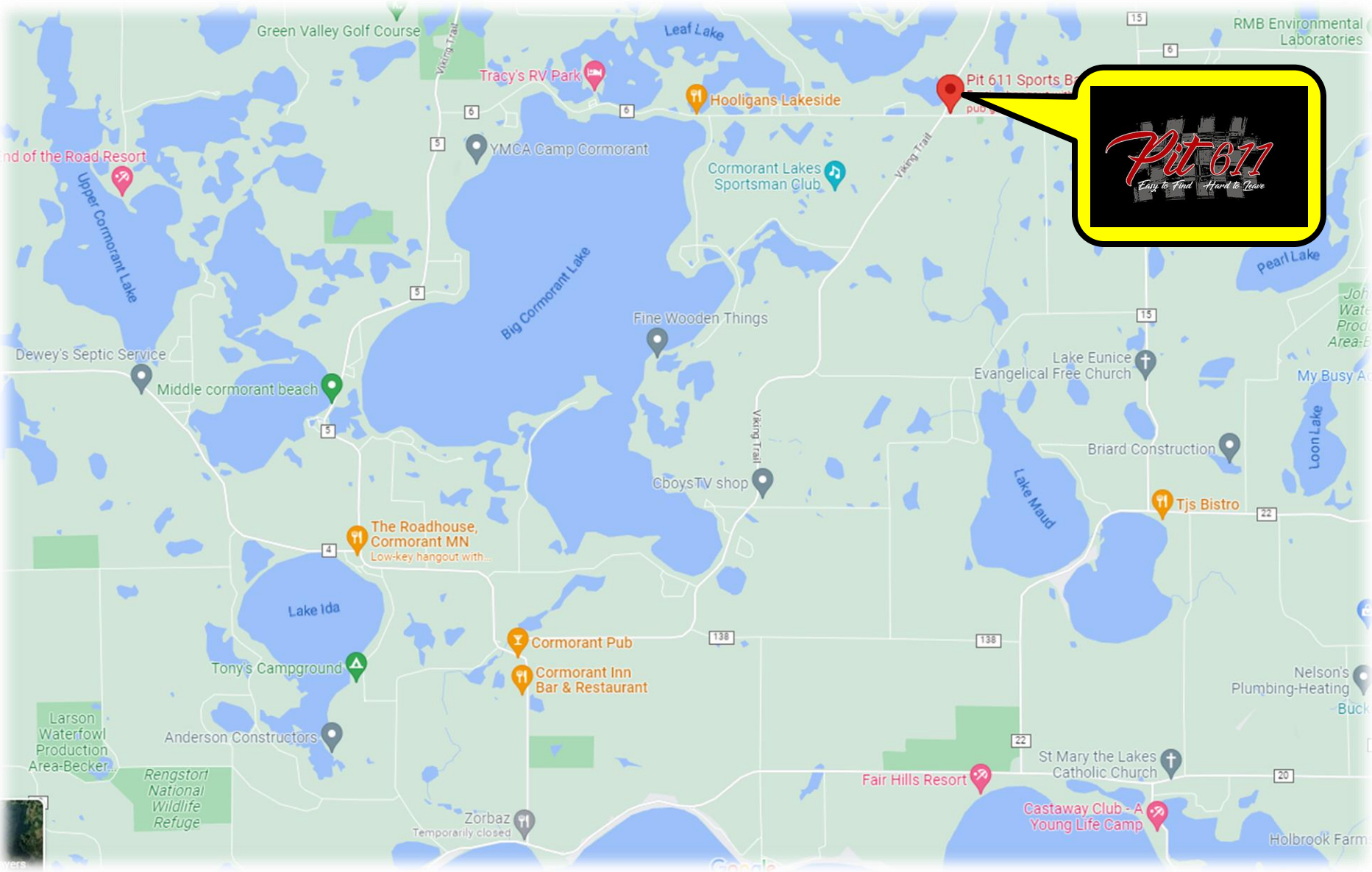
OWNER AND BROKER EXPRESSLY RESERVE THE RIGHT, AT THEIR SOLE DISCRETION, TO REJECT ANY OR ALL EXPRESSIONS OF INTEREST, OR OFFERS TO PURCHASE THE PROPERTY AND/OR TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE. OWNER SHALL HAVE NO LEGAL COMMITMENT OR OBLIGATION TO ANY PURCHASER REVIEWING THIS BROCHURE OR MAKING AN OFFER TO PURCHASE THE PROPERTY, UNLESS A WRITTEN AGREEMENT FOR THE PURCHASE OF THE PROPERTY HAS BEEN FULLY EXECUTED, DELIVERED AND APPROVED BY THE OWNER, AND ANY CONDITIONS TO OWNER’S OBLIGATIONS THEREUNDER HAVE BEEN SATISFIED OR WAIVED. BROKER IS NOT AUTHORIZED TO MAKE ANY REPRESENTATIONS OR AGREEMENTS ON BEHALF OF THE OWNER.

THIS BROCHURE IS THE PROPERTY OF BROKER AND MAY BE USED ONLY BY PARTIES APPROVED BY BROKER. THE PROPERTY IS PRIVATELY OFFERED AND, BY ACCEPTING THIS BROCHURE, THE PARTY IN POSSESSION HEREOF AGREES (I) TO RETURN IT TO BROKER IMMEDIATELY UPON REQUEST OF BROKER OR OWNER, AND (II) THAT THIS BROCHURE AND ITS CONTENTS ARE OF A CONFIDENTIAL NATURE AND WILL BE HELD AND TREATED IN THE STRICTEST CONFIDENCE. NO PORTION OF THIS BROCHURE MAY BE COPIED OF OTHERWISE REPRODUCED OF DISCLOSED TO ANYONE WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF BROKER AND OWNER.

THE TERMS AND CONDITIONS SET FORTH ABOVE APPLY TO THIS BROCHURE IN ITS ENTIRETY.

IF, AFTER REVIEWING THIS BROCHURE, YOU HAVE NO FURTHER INTEREST IN PURCHASING THE PROPERTY, KINDLY RETURN THE BROCHURE TO THE BROKER.

# PIT 611- 15057 COUNTY HWY 11, AUDUBON, MN 56511



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## PROPERTY OVERVIEW

The property is located on the corner of County Road 11 and County Road 6 in Audubon, MN and is a local favorite lakes destination for food, drinks and entertainment.

- Building Size: 4,406 SF
- Lot Size: 4.3 Acres
- Year Built: 2000
- Parcel #: 170046001
- Zoning: Commercial
- Property Taxes (2023): \$6,650.00
- Asphalt parking lot
- Continuous updates during ownership



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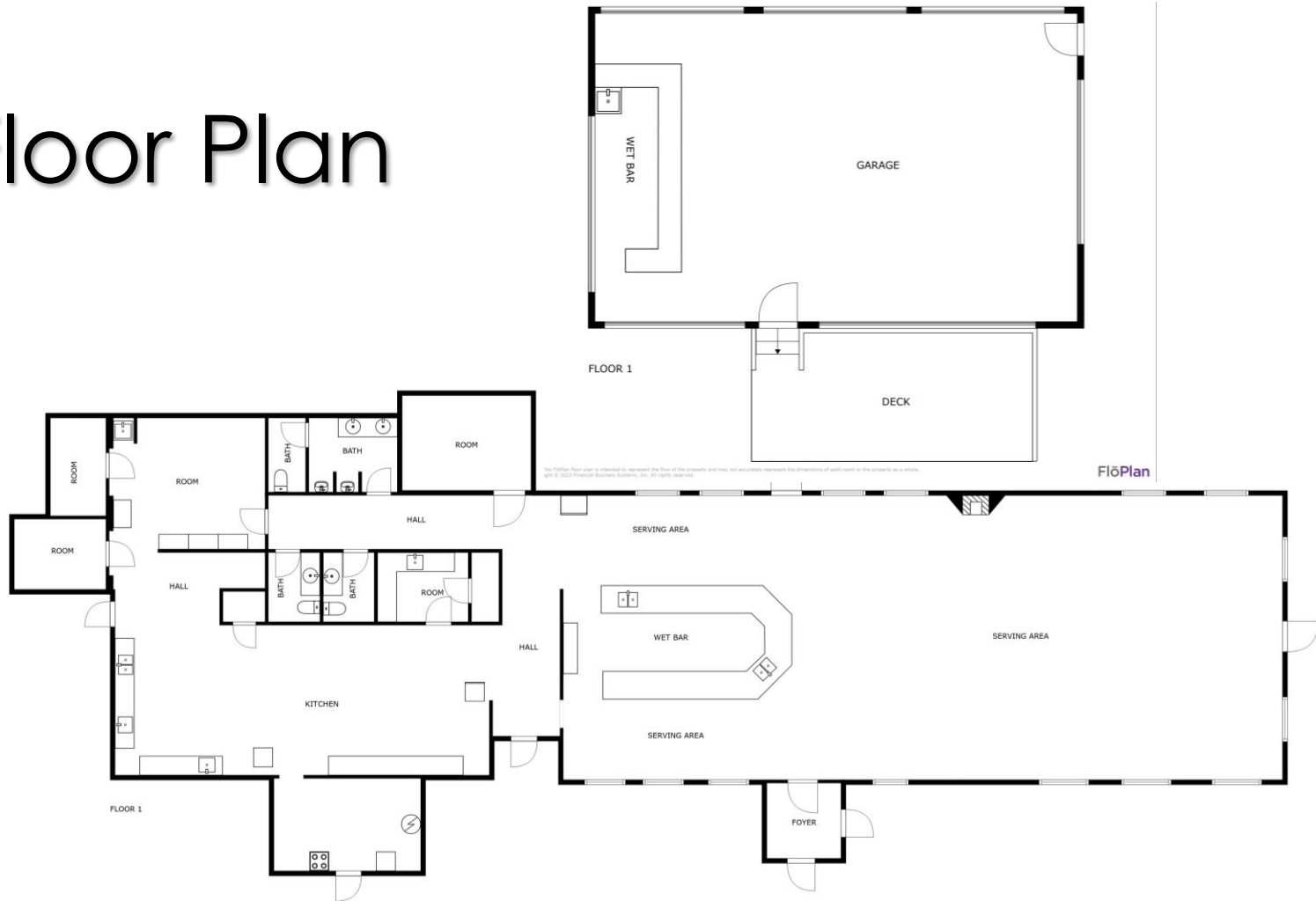
# PIT 611- EASY TO FIND, HARD TO LEAVE!



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# Floor Plan







COUNTY HWY 6

*Pit 611*  
Easy to Find Hard to Leave

COUNTY HWY 11



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<https://thepit611.com/>

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\*Additional information available to qualified buyers



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