

# RETAIL BUILDING FOR SALE

35736 Allen Ave, Crosslake, MN 56442

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

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

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# Features

## Crosslake Town Square.

Establish your presence in Crosslake Town Square. Purchase a prime end-cap building within a well-established retail center surrounded by a strong mix of thriving retail and professional office tenants, creating built-in traffic and year-round visibility. Centered around a lively public entertainment square, the property benefits from consistent foot traffic driven by community events, seasonal tourism, and local patronage. The dynamic setting fosters a walkable, engaging environment that naturally draws visitors. Whether you're looking to expand, relocate, or invest, this location delivers the perfect blend of exposure, accessibility, and synergy in a sought-after commercial hub. Join a growing business community and capitalize on the energy and momentum of Crosslake Town Square.



<b>Address:</b>	35736 Allen Ave, Crosslake, MN 56442
<b>Directions:</b>	At the round-a-bout at CR 3 and CR 66 - North on CR 66 - East on Swann Dr - South on Allen Ave - Property is in the 2nd Retail Center
<b>Lot Size:</b>	0.04 Acres (1,688 sq. ft.)
<b>Lot Dimensions:</b>	25' x 67.53'
<b>Building Size:</b>	1,384 sq. ft.
<b>Purchase Price:</b>	\$165,000
<b>2026 Real Estate Taxes:</b>	\$1,390
<b>Association Dues:</b>	\$180/Month
<b>Water:</b>	Multiple Common Wells for Development
<b>Sewer:</b>	City Sewer

*Continued on next page.*

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# Features

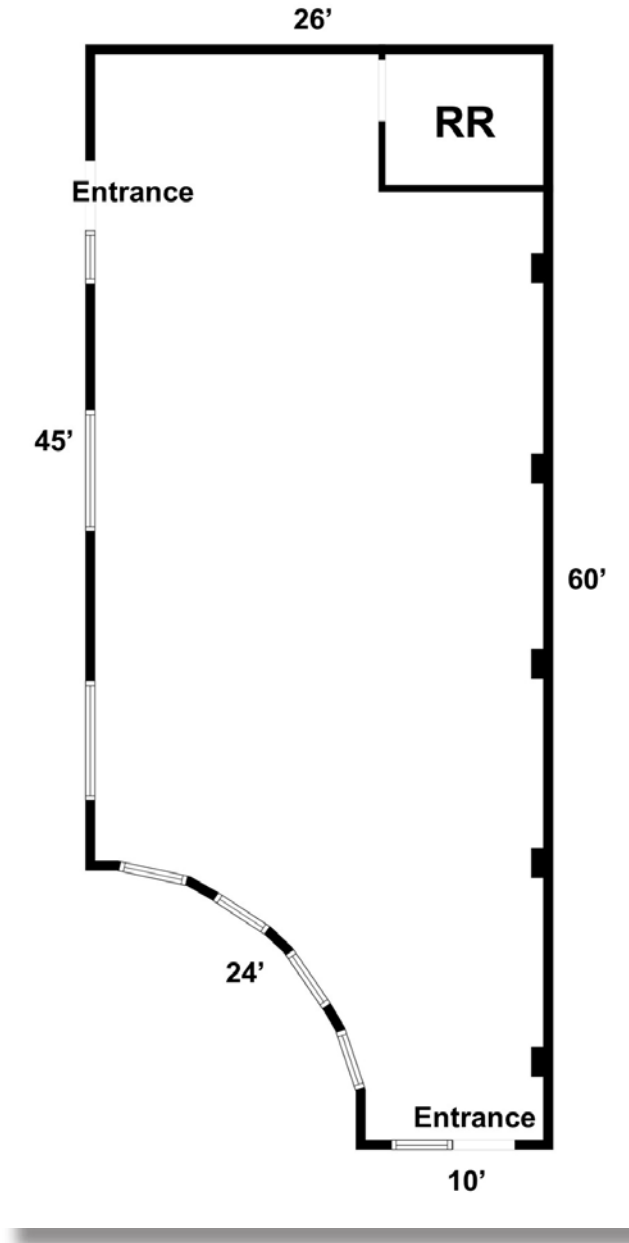
<b>Heating:</b>	Natural Gas Forced Air
<b>Cooling:</b>	Central Air - Electric Roof-Top Unit
<b>Electric:</b>	100 Amp, Single Phase
<b>Lighting:</b>	LED
<b>Year Built:</b>	2003
<b>Construction:</b>	Wood Frame
<b>Foundation:</b>	Concrete Block
<b>Roof:</b>	Flat - Rubber Membrane
<b>Exterior:</b>	Stucco
<b>Ceiling Height:</b>	12'-6"
<b>Bathrooms:</b>	1 Private
<b>Note:</b>	Public Restrooms are located in between the Allen Ave Retail Centers
<b>Parking:</b>	76 Paved Parking Spaces surrounding the Allen Ave Centers, plus additional parking around the Square
<b>Frontage:</b>	25' on Allen Ave
<b>Zoning:</b>	Downtown Commercial
<b>PID#:</b>	14210596
<b>Legal Description:</b>	Lot 1 Block 3, CIC#10345 Crosswoods, Common Element Parcel #146040010010009
<b>Crosslake Town Square Tenants:</b>	Rafferty's Pizza, Lakes Central Insurance, Squirrelly Mama, Northland Sotheby's, National Loon Center, Crosslake Drug, Lundrigan's Clothing Outlet, Dark Horse Brew, Key Wellness, Lakes Area Title, Studio Posh, and Larson Group Realty
<b>Neighboring Businesses:</b>	Neighboring businesses include Mad Rabbits Emporium, White Fish Lodge & Suites, Crosswoods Golf, Jag Interior, 4 Season Storage, X-Treme, Ace Hardware, Barstock Liquor, Reeds Market, First Western Bank, Pine Peaks, Champion Meats, Holiday, Common Goods, Crosslake Coffee, Andy's, plus numerous others.

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# Floor Plan



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# Photos



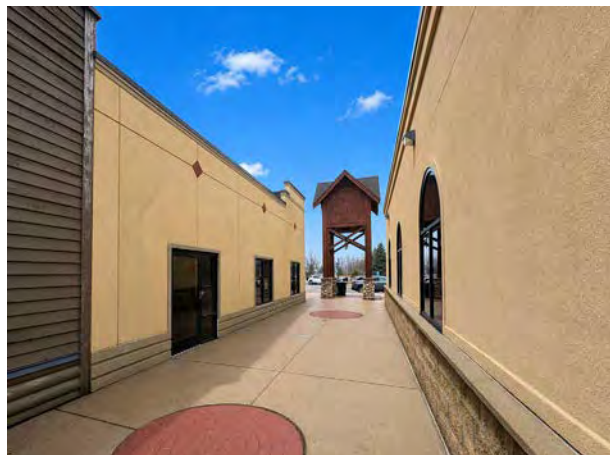
Retail Center



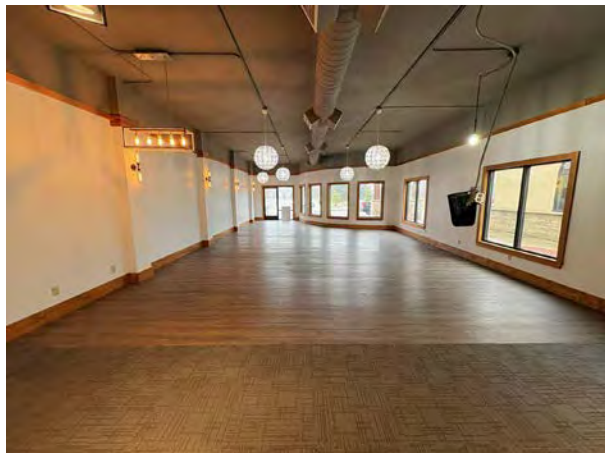
Subject Building



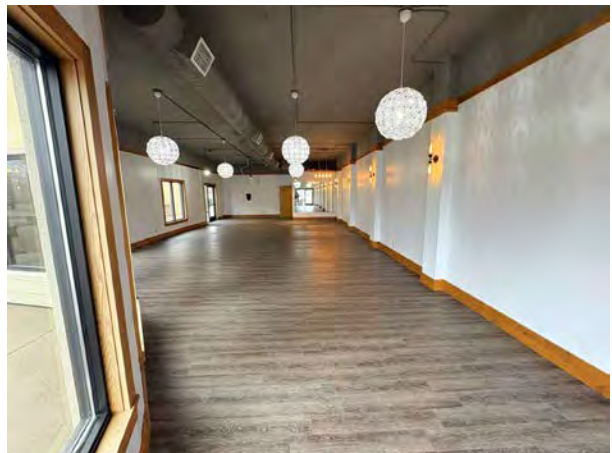
Front Entrance



Side Entrance



Retail Space



Retail Space

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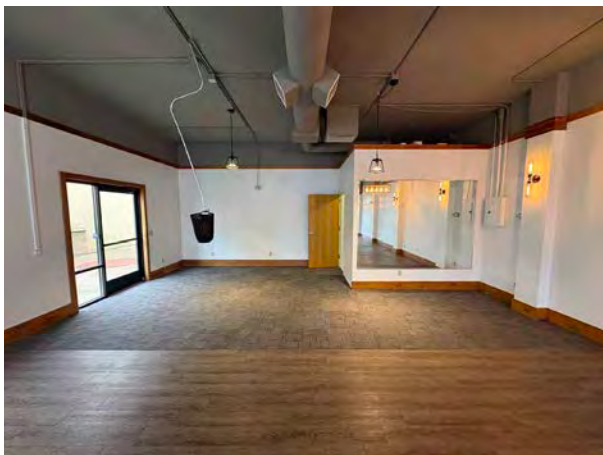
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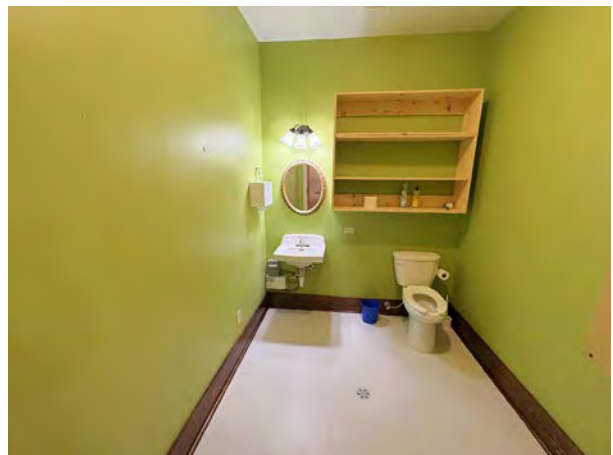
Retail Space



Retail Space



Side Entrance & Restroom



Restroom

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# Crosslake Town Square



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# Crosslake Town Square

## Shopping



With multiple stores to choose from, Crosslake Town Square is your go-to destination for crosslake mn shopping. From the latest fashion trends to beautiful handcrafted items made right here in Crosslake, we have everything you need for an enjoyable shopping experience in cross lake shopping. Discover all that crosslake shopping has to offer and satisfy your shopping crosslake mn needs!

## Top-Notch Services



If you're searching for top-notch salon services, medical or aesthetic needs, real estate, title services, or insurance, the professionals at Crosslake Town Square are here to assist you. Discover the best in crosslake mn shopping and experience everything that cross lake shopping has to offer, making it a prime destination for shopping crosslake mn.

## DISCOVER DINING IN CROSSLAKE TOWN SQUARE!

### RAFFERTY'S PIZZA



If you are looking for great pizza, sandwiches, appetizers and maybe a beer, Raffertys has you covered with delicious food for the whole family!

### DARK HORSE BREW



Your go-to hangout where homemade eats meet epic sips—serving up all the delicious vibes waiting for you, your group or family!

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# Aerial Photo



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# Aerial Photo



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# Section Aerial



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# Section Map



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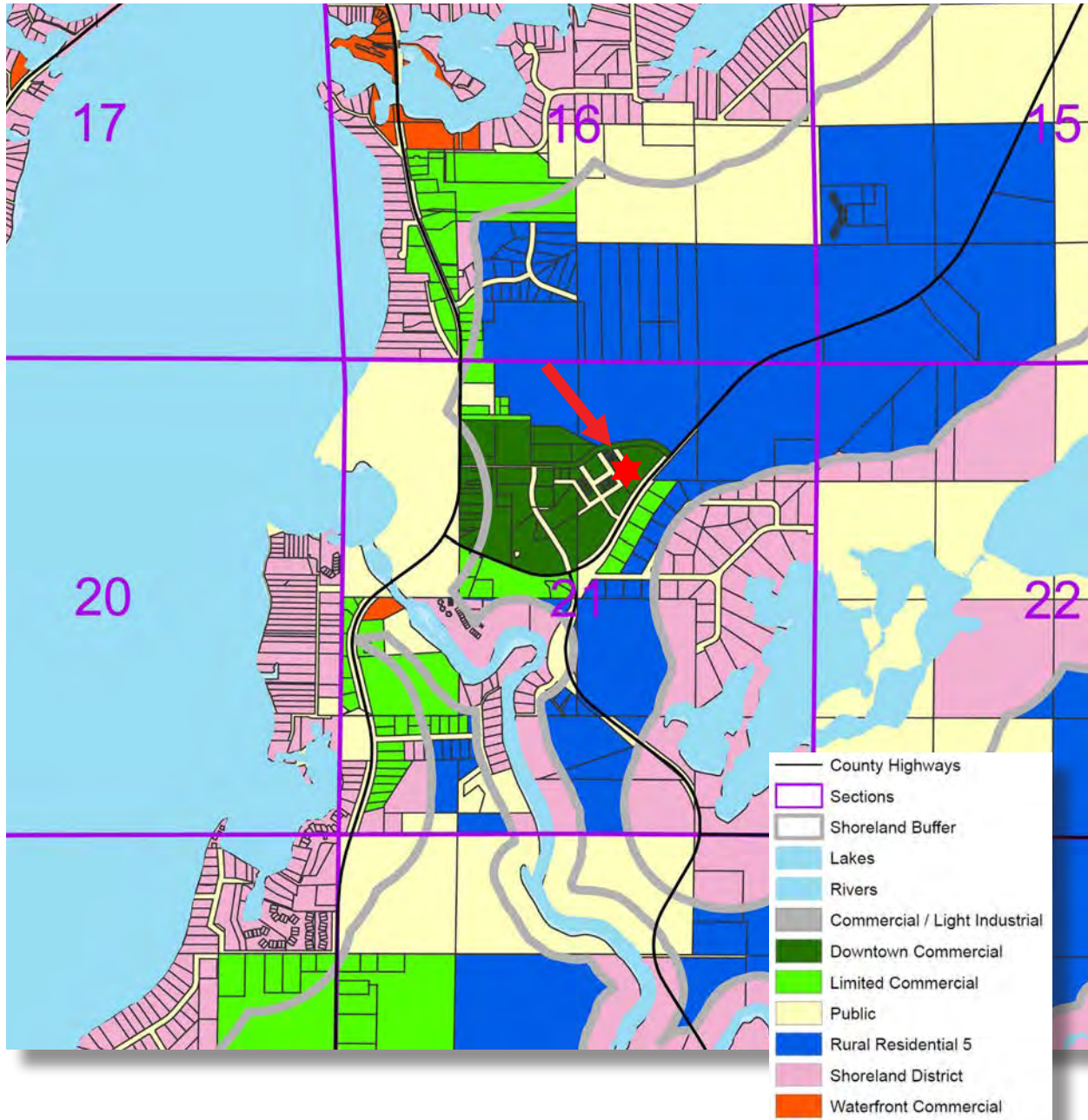


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# Zoning Map

## Downtown Commercial



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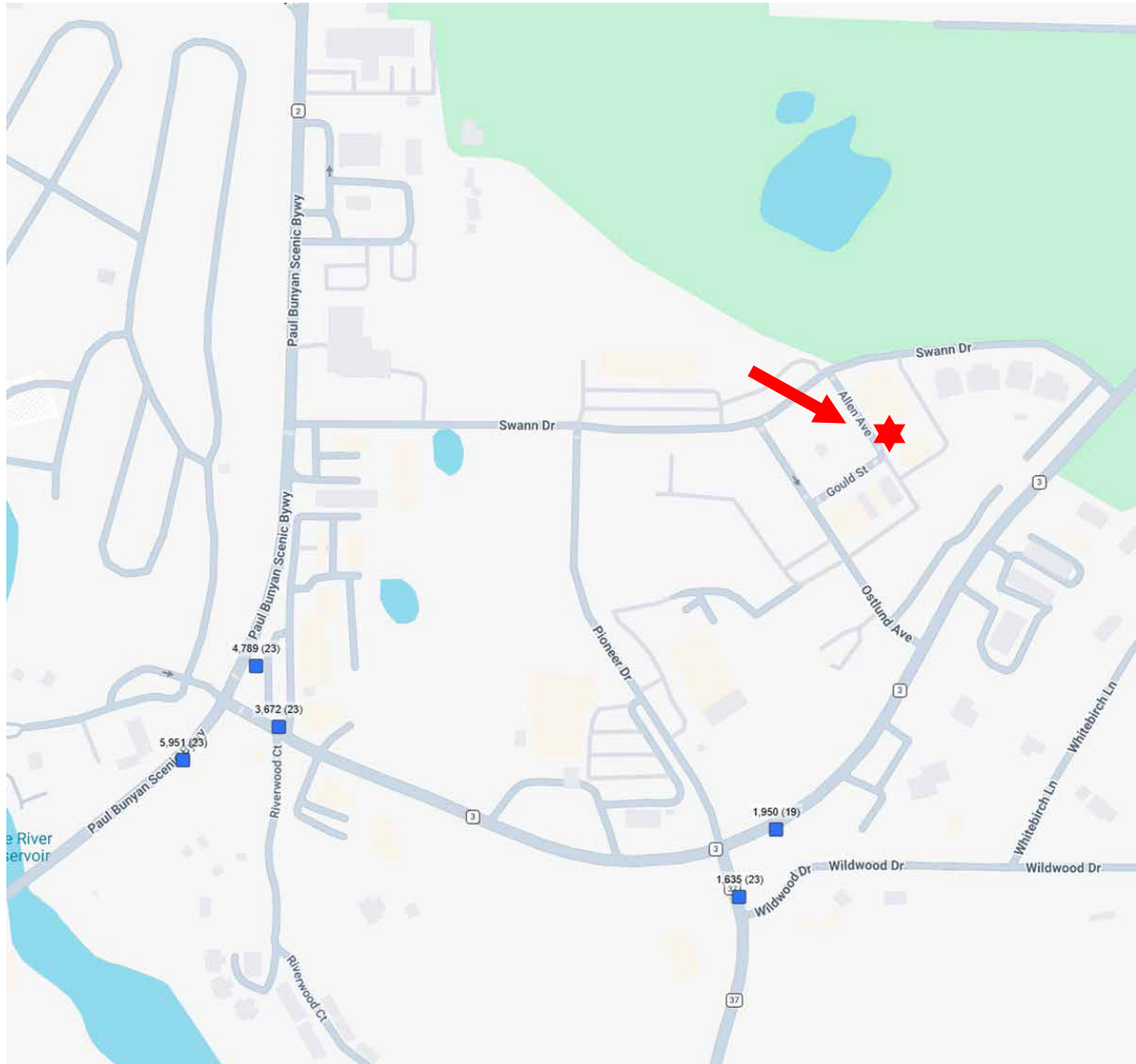


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Counts from MNDOT

# Traffic Counts

Traffic Counts: 4,789 (2023) - 5,951 (2023) on CR 3/CR 66 and 3,672 (2023) on CR 3



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# Location Map



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**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:**

Baxter	9,043
Brainerd	31,866
Crosslake	2,781

**Estimated Summer Population:**

Brainerd/Baxter	200,000+
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**Projected Population Growth Change 2024-2029:**

Crow Wing County	0.52%
Crosslake	0.20%

**Households in 2024:**

Crow Wing County	29,089
Crosslake	1,307

**2024 Median Household Income:**

Crow Wing County	\$74,012
Crosslake	\$84,108

**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. \_\_\_\_\_ (initials) \_\_\_\_\_ (initials) I have had the opportunity to review the "Notice Regarding Predatory Offender Information" on 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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