



FOR SALE

MANKATO BREWERY

1119 CENTER ST NORTH MANKATO, MN 56003

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KEY BUSINESS DRIVERS



KEY DRIVERS

Seasonal Beers: Introducing new seasonal beers in Sampler Packs and limited seasonal releases.

Core Beers: Mad Butcher IPA is our leading core brand of total beer sales. Other core brands include Rhuby Rhubarb Sour, Kato Lager, and Organ Grinder Amber Ale.

Independent Brewer: 2023 sold 3,761 bbls of beer and listed as the 19th largest independent brewery in MN per the 2023 Brewer’s Association production data.

Distribution: 12 partner distributors covering Minnesota, eastern North Dakota, eastern South Dakota and northern Iowa.

Events and Promotions: Hosting events in our brewery taproom has been a great way to support local organizations and provide a space for the public to use.

Local Partnerships: Collaborations with local businesses and artists have increased community engagement and sales.

OFFERING SUMMARY

Sale Price:	\$3,950,000
Lot Size:	80,851 SF
Building Size:	23,890 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	296	661	2,796
Total Population	733	1,606	6,596
Average HH Income	\$108,011	\$101,235	\$105,635





Additional Building/Land Information:

Expansion Opportunities: Potential for expanding distribution channels, taproom space, or introducing new product lines.

Land: Lot Size 80,891 SF or 1.86 Acres

Description: Warehouse/Production Area for General Brewing Area (GBA) with a Bar and Office Space

Age: 1976 & 2000

Gross Building Area: 23,875 SF Main warehouse 24-foot sidewalls & 26-foot peak (to insulation) Refrigerated warehouse 18-foot sidewalls & 20-foot peak (includes a 20x24 cooler in this space) Two loading docks Two overhead doors 14'x14' from main to outside & 10'x10' overhead door to refrigerated warehouse.

Office Area: 1,644 SF or 7% of GBA

Refrigerated Warehouse: 4,200 SF or 18% of GBA

Mezzanine Area: (Not Incl. In GBA) 535 SF – 60% Finished

PARKING DESCRIPTION

30 plus offstreet Parking stalls



PROPERTY & BREWING HIGHLIGHTS

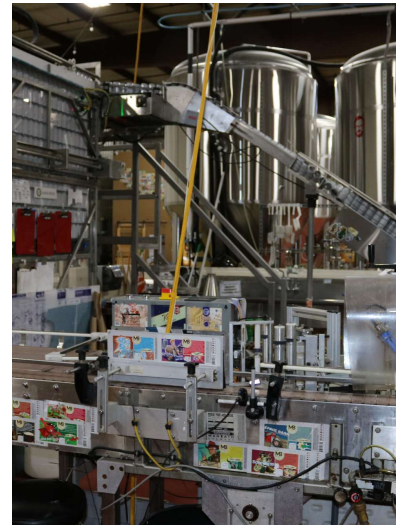
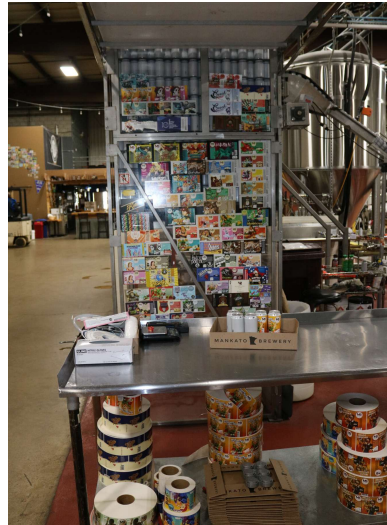
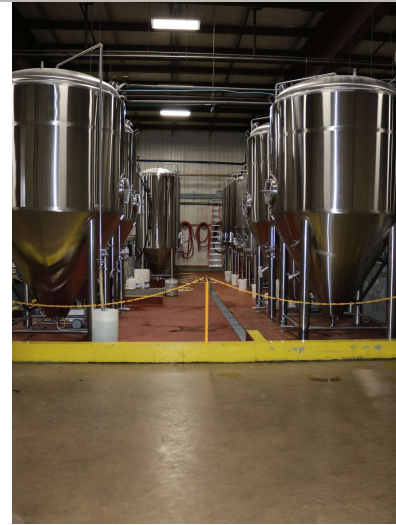


PROPERTY HIGHLIGHTS

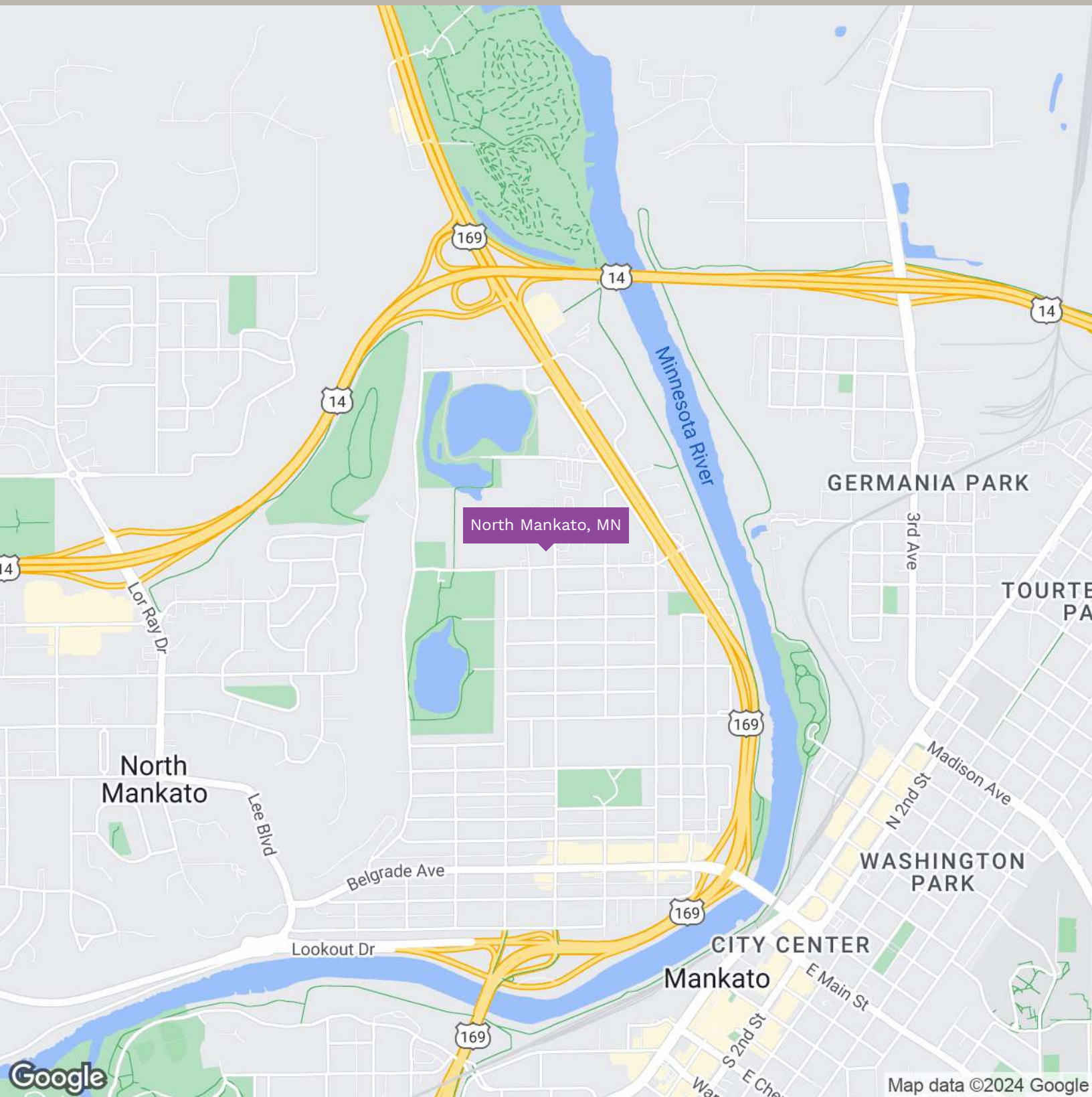
- 23,890 SF industrial building
- Portions Built in 1976 and 2000
- Zoned for commercial use
- Prime location in North Mankato
- Ample parking space
- High ceilings for manufacturing operations
- Modernized facilities
- Close proximity to major highways
- Dedicated loading docks
- Spacious warehouse area
- Versatile floor plan
- Well-maintained exterior
- Updated electrical and HVAC systems
- Cellular Tower Lease included with Building generating additional revenue.
- Building Security/Surveillance
- **Brewhouse:** The company utilizes a 15-barrel (bbl) brew system and sells its beer products in local and regional restaurants and bars, via beer distributors, as well as at its onsite taproom.
- **Equipment:** Assets include brew house, fermenter tanks, hot liquor tank, brite tanks, canning line, keg washer, beer filter, lab equipment, boiler, chiller and refrigeration equipment, bar equipment, furniture, fixtures, and related items.



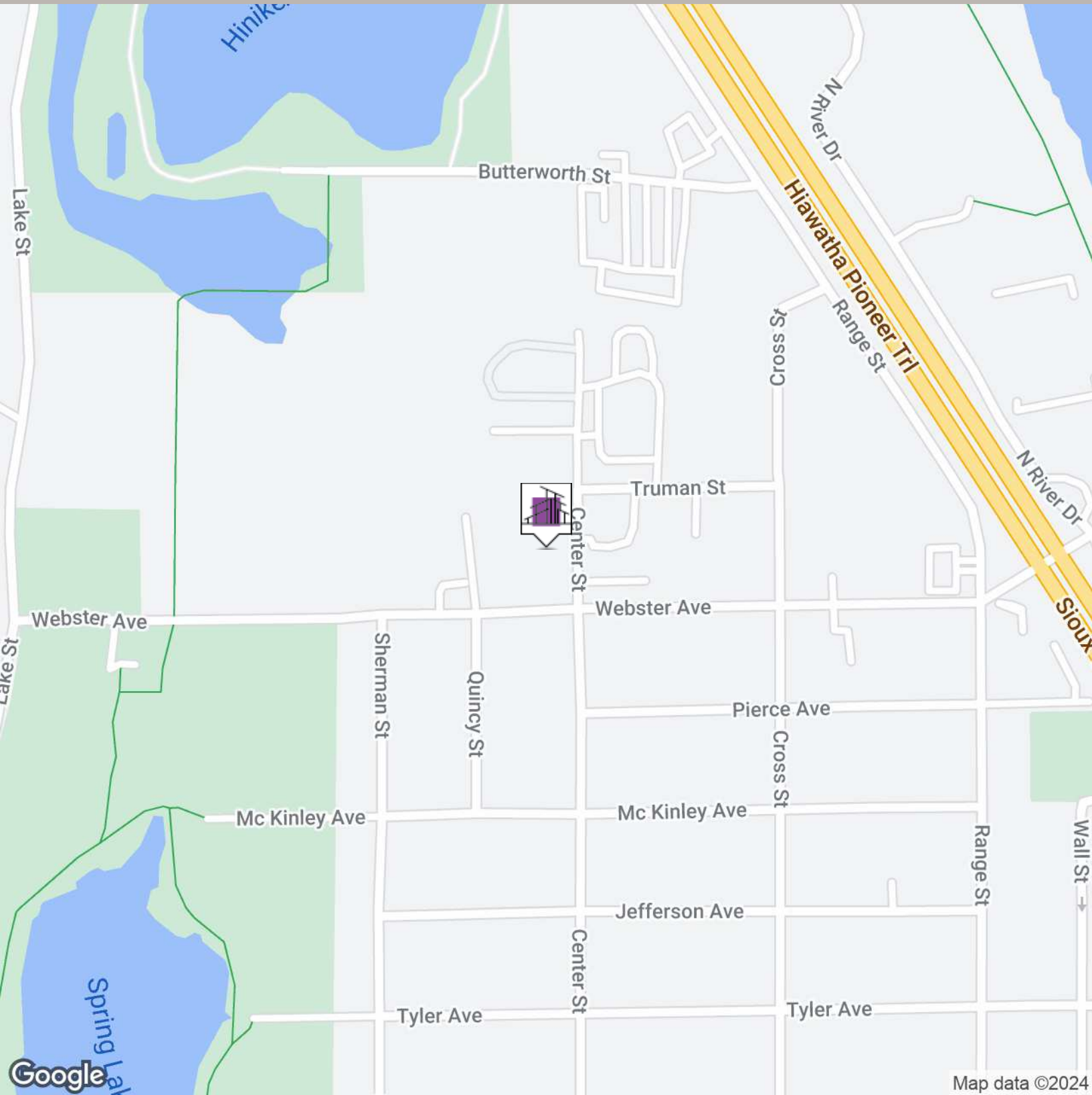
ADDITIONAL PHOTOS



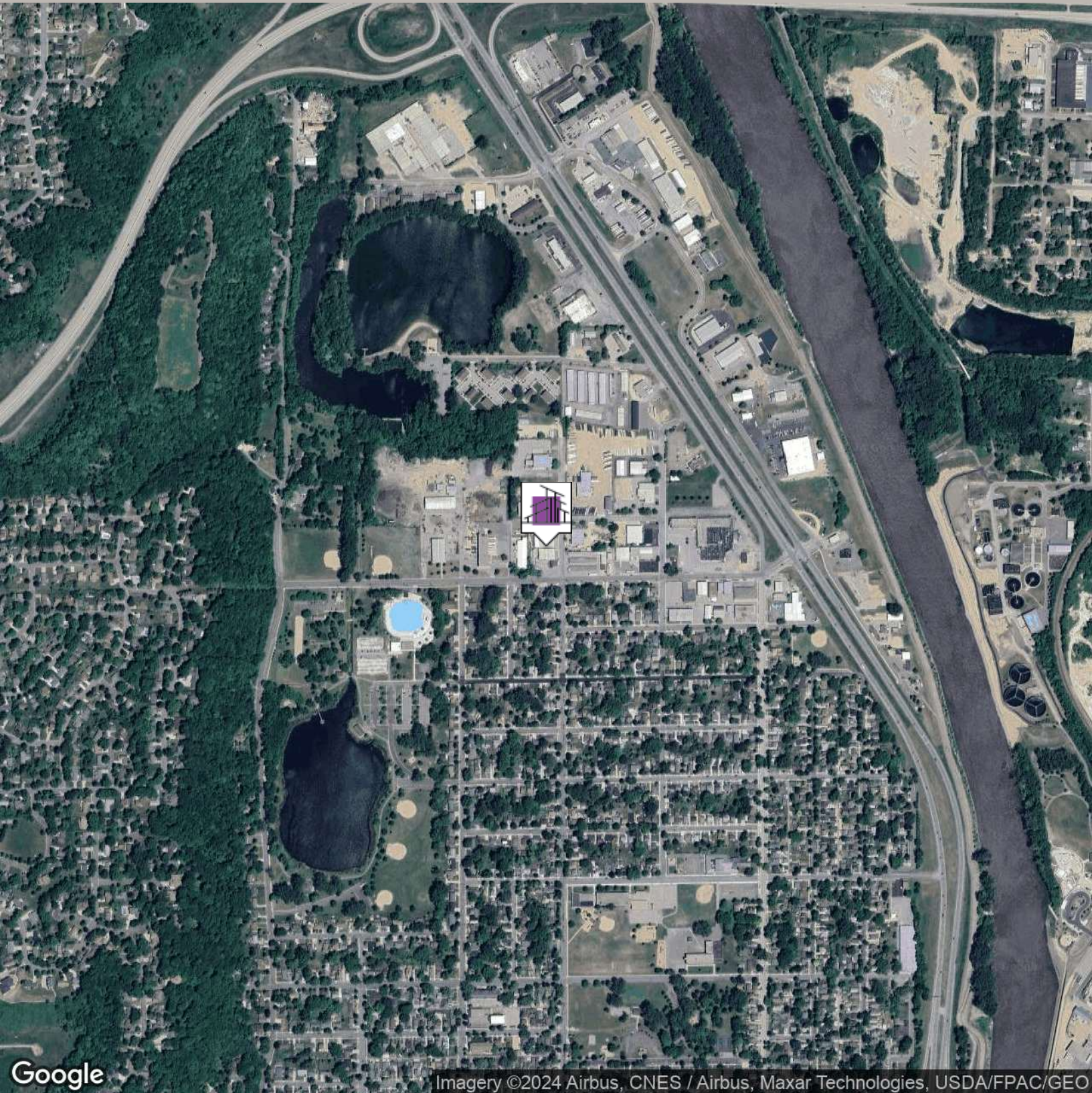
REGIONAL MAP



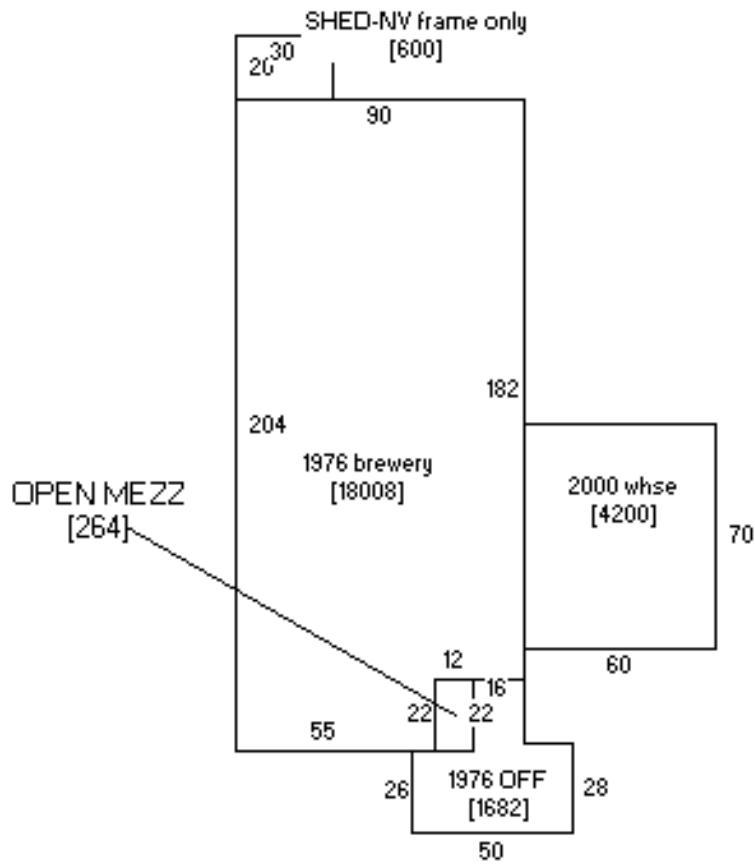
LOCATION MAP



AERIAL MAP



SITE PLANS



Sketch by www.camavision.com



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

MANKATO BREWERY

Price	\$3,950,000
Price per SF	\$165

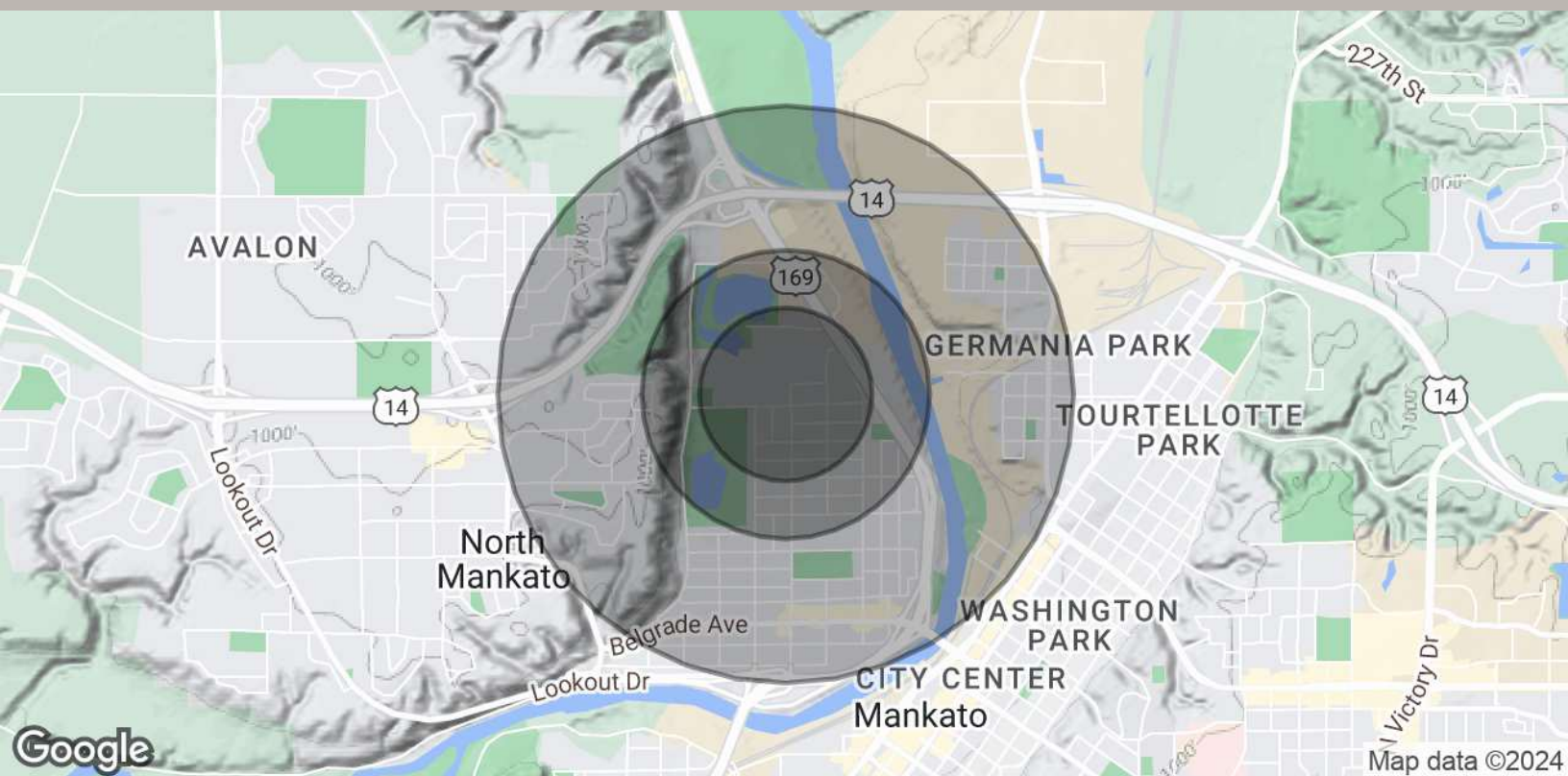
OPERATING DATA

MANKATO BREWERY

*NDA required for financial information, please contact one of the sales team.



DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	733	1,606	6,596
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	296	661	2,796
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$108,011	\$101,235	\$105,635
Average House Value	\$217,825	\$225,057	\$265,574

Demographics data derived from AlphaMap



SECTION 1

ADVISORS

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