



## RESTAURANT FOR SALE

15115 Edgewood Drive, Baxter, MN 56425

**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

## Restaurant Opportunity.

After years of serving the community, a beloved local catering business is relocating, opening the door to a rare opportunity for an entrepreneur to make their mark in the vibrant restaurant scene.

Nestled along the bustling Hwy 371 corridor in Baxter, the former Prairie Bay building is ready to welcome a new chapter. This pristine restaurant offers endless potential with multiple stylish dining areas, a charming bar with additional seating, and a spacious, fully-equipped commercial kitchen featuring a pizza oven. Whether you're looking to create a cozy dining experience or a dynamic culinary hub, this location is primed for success.



<b>Note:</b>	Business Relocating
<b>Location:</b>	15115 Edgewood Drive, Baxter, MN 56425
<b>Directions:</b>	From the Baxter Hwy 210/371 intersection - North on Hwy 371 - West on Woida Road - North on Edgewood Drive - Left at the North end of the Starbucks Retail Center - Straight back to property
<b>Lot Size:</b>	1.77 Acres (77,153 sq. ft.)
<b>Lot Dimensions:</b>	286.55' x 110' x 166.59' x 263.55' x 275'
<b>Building Size:</b>	6,802 sq. ft.
<b>PRICE REDUCED:</b>	<del>\$1,700,000</del> \$1,500,000
<b>2026 Real Estate Taxes:</b>	\$28,170
<b>Water &amp; Sewer:</b>	City
<b>Heating:</b>	Natural Gas Forced Air

***Continued on next page.***

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# Features

<b>Cooling:</b>	Central Air - Electric Roof-Top Units
<b>Electric:</b>	800 Amp, Three Phase
<b>Lighting:</b>	Fluorescent
<b>Year Built:</b>	2003
<b>Construction:</b>	Wood Frame
<b>Foundation:</b>	Concrete Block
<b>Roof:</b>	Steel
<b>Exterior:</b>	Cultured Stone & Steel Siding
<b>Ceiling Height:</b>	9'
<b>Bathrooms:</b>	2 Restroom Facilities
<b>Floor Drains:</b>	Yes
<b>Sprinkled:</b>	Yes
<b>Parking:</b>	84 Paved Parking Spaces
<b>Zoning:</b>	C2 - Regional Commercial
<b>PID#:</b>	40310533
<b>Legal Description:</b>	Lot 1 Block 1, Rapid River Second Addition, Subject to and Together with an Easement of Record
<b>Neighboring Businesses:</b>	Businesses in the area include Starbucks, Subway, Verizon, Sorted Boutiques, Rio Acai, Smokey's Tobacco, Arby's, The Grizzly's Center (Grizzly's, Caribou, Nautical Bowls, Cold Stone Creamery, MeraMi Looks, Breitenfeldt Group, Cosmo Prof Beauty Supply, Refined Lending, Sugar Goddess, Dermatology Professionals, Pure X-Hale, Head Therapy Spa, V Spa & Nails and T-Mobile) Slumberland, Comfort Suites, Country Inn & Suites, Menards, Applebee's, Culver's, Target, Michaels, Aldi, China Garden, Kwik Trip, plus several others.

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# Equipment List

## FRONT LINE

Double Oven  
Alto Sham Vector  
Flat Top  
Char Broiler  
2 Burners  
Fryers

## BACK LINE

Hobart Mixer  
Pizza Roller  
Vulcan Tilt Skillet  
Reach-In Cooler  
Reach-In Freezer  
Jet Burner  
Walk-In Cooler

## BAR

Walk-In Cooler  
Reach-In Cooler  
TV

## ENTRYWAY

Slide Door Cooler  
TV

## OUTSIDE

Walk-In Cooler  
Walk-In Freezer

## EXCLUDED

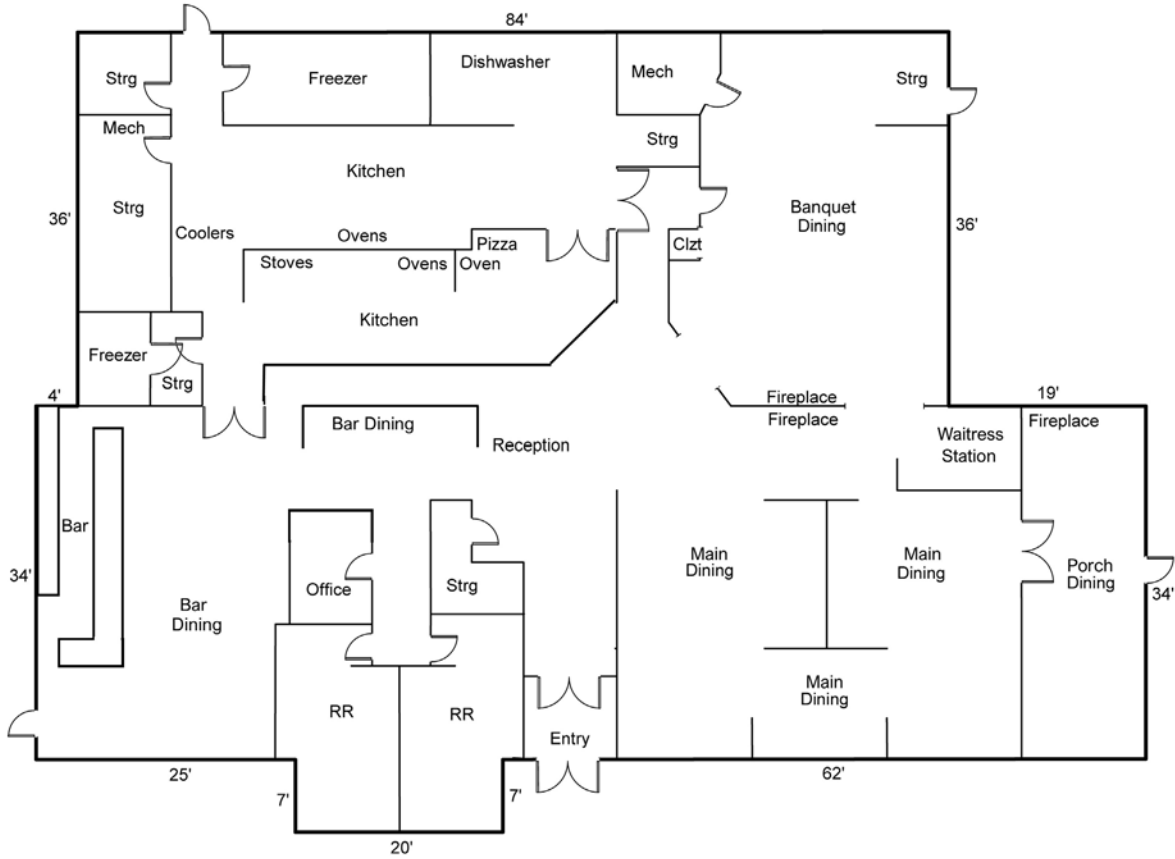
All China  
All Catering Equipment  
Holding Warmer  
Avantco Mixer  
Vulcan Stockpot  
Double Oven  
Combi Oven  
Smoker

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# Floor Plan



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# Photos



Front of Building



Front Patio



Main Dining Room



Main Dining Room



Main Dining Room



Porch Dining Room

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# Photos



Porch Dining Room



Banquet Dining Room



Banquet Dining Room



Bar Dining Room



Bar Dining Room



Kitchen

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# Photos



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen

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# Photos



Indoor Cooler



Restroom



Outdoor Cooler

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# Aerial Photos



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# Aerial Photo



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# Section Aerial

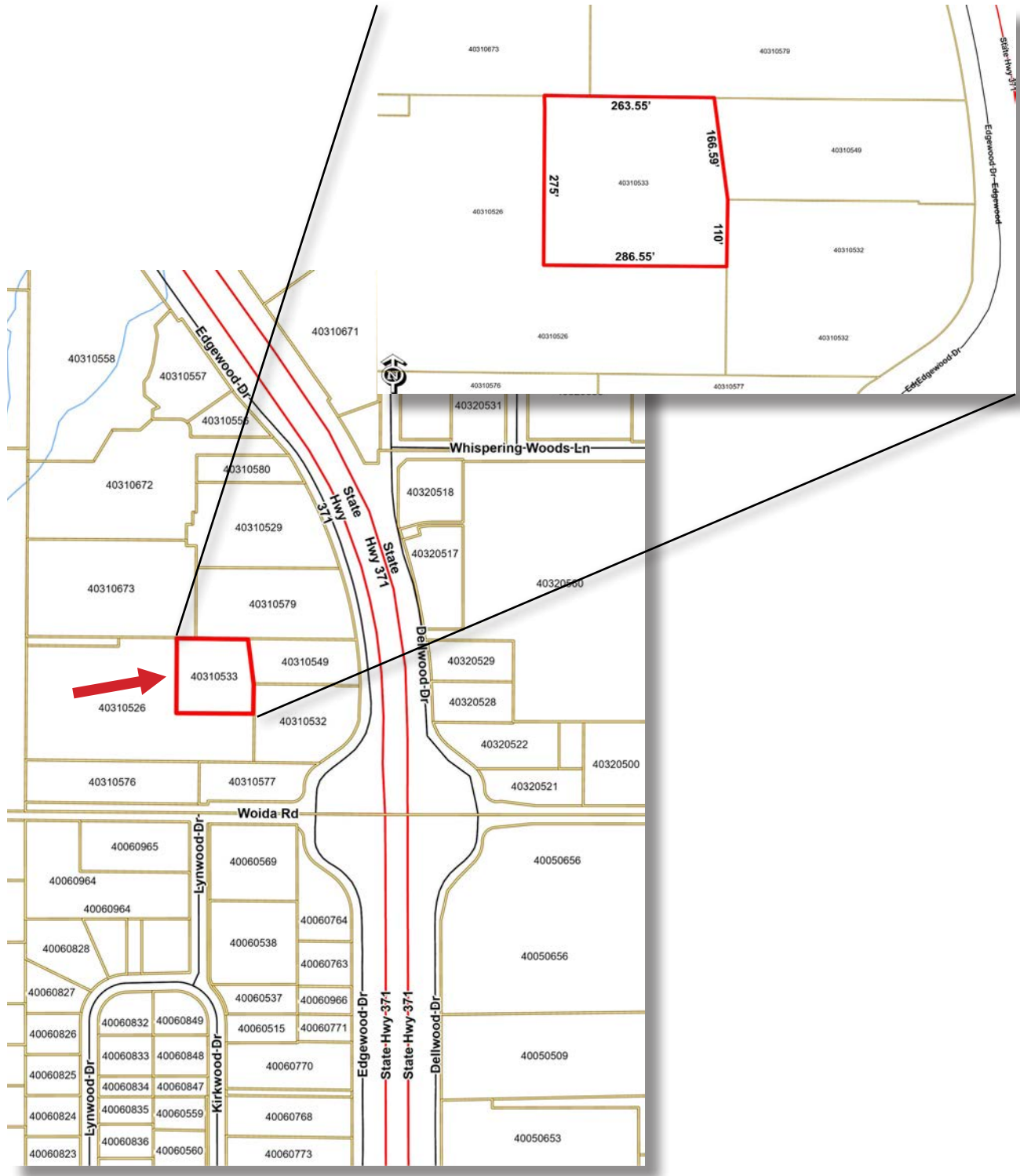


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# Section Map

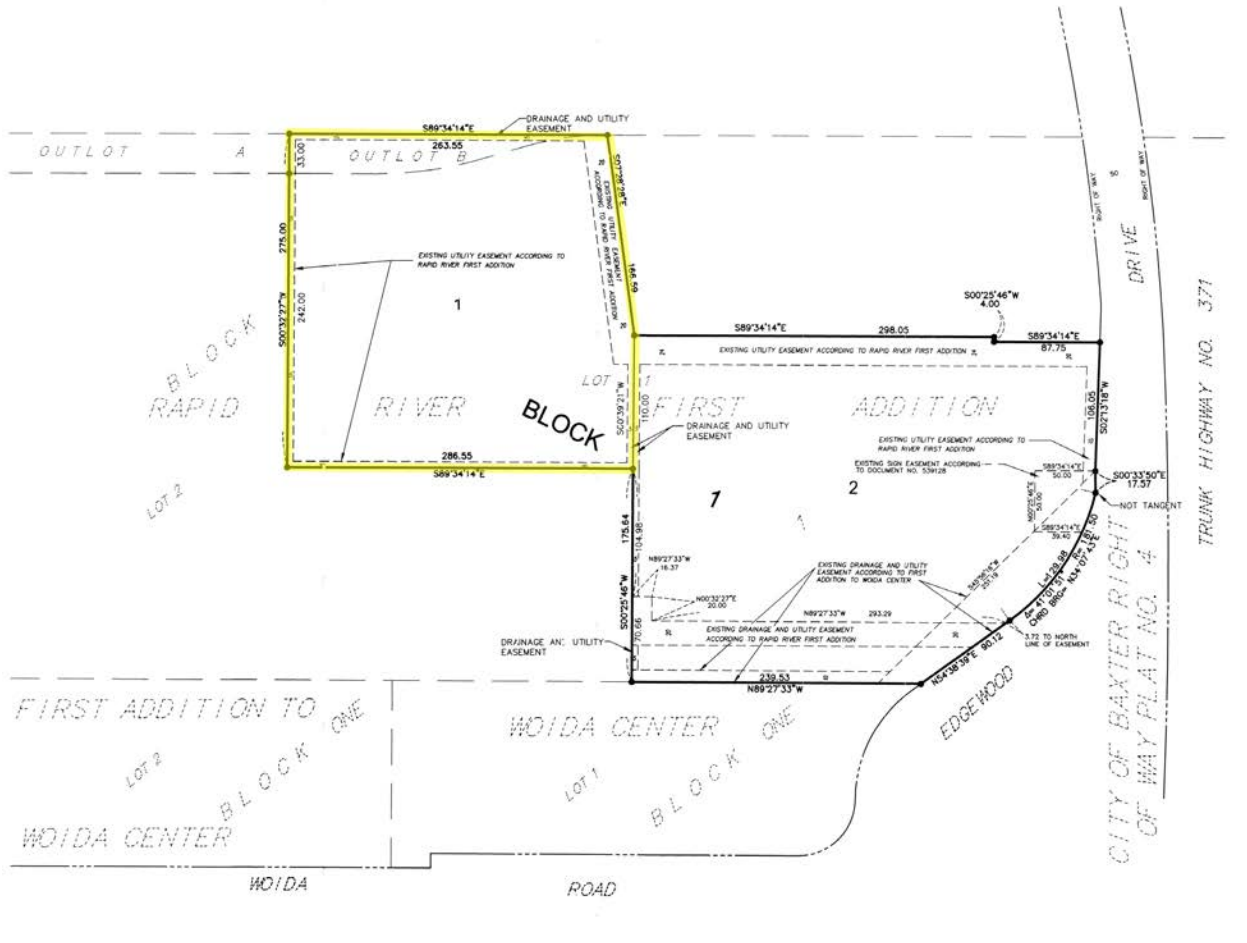


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# Rapid River Second Addition Plat

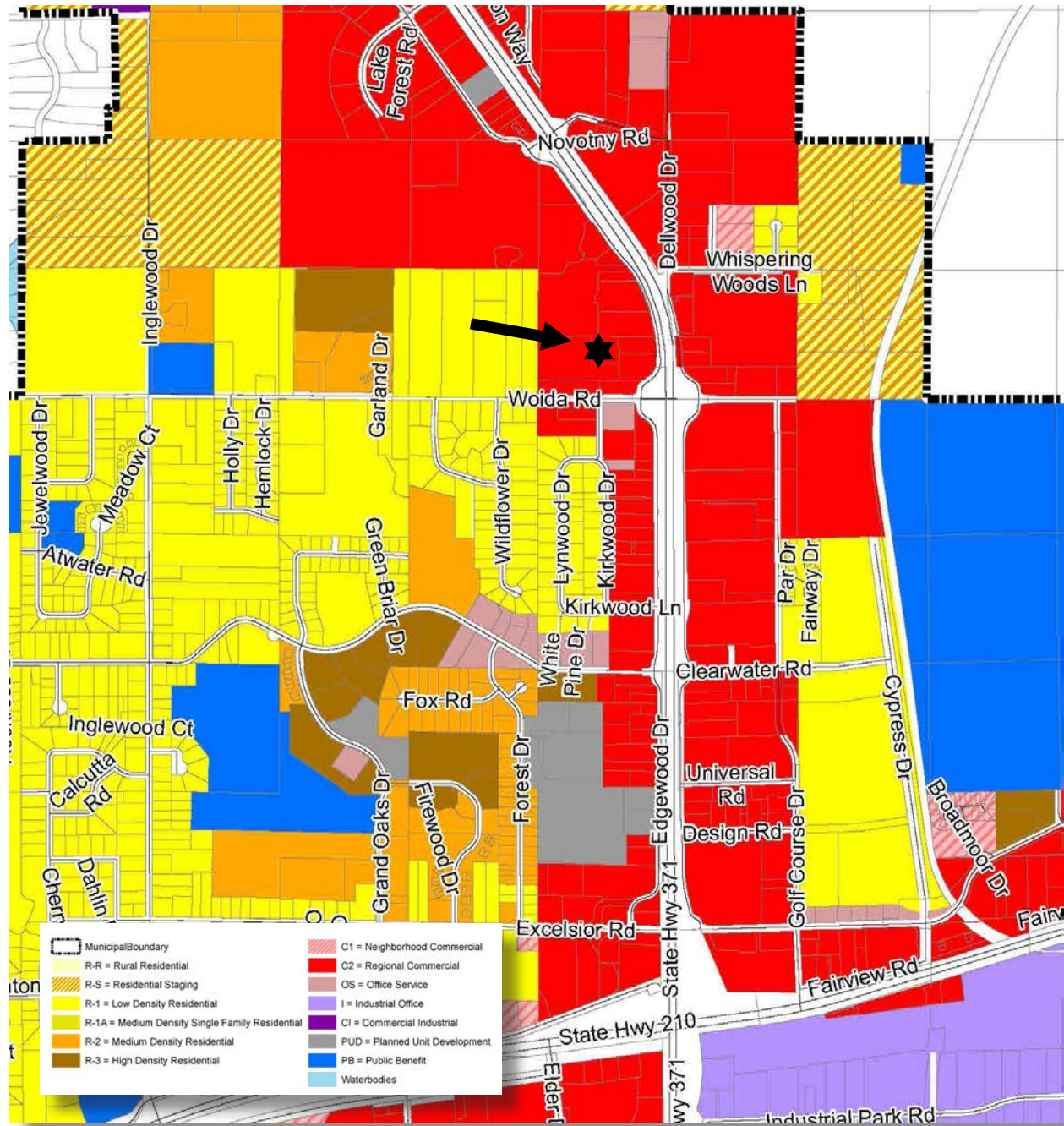


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## C-2 Regional Commercial



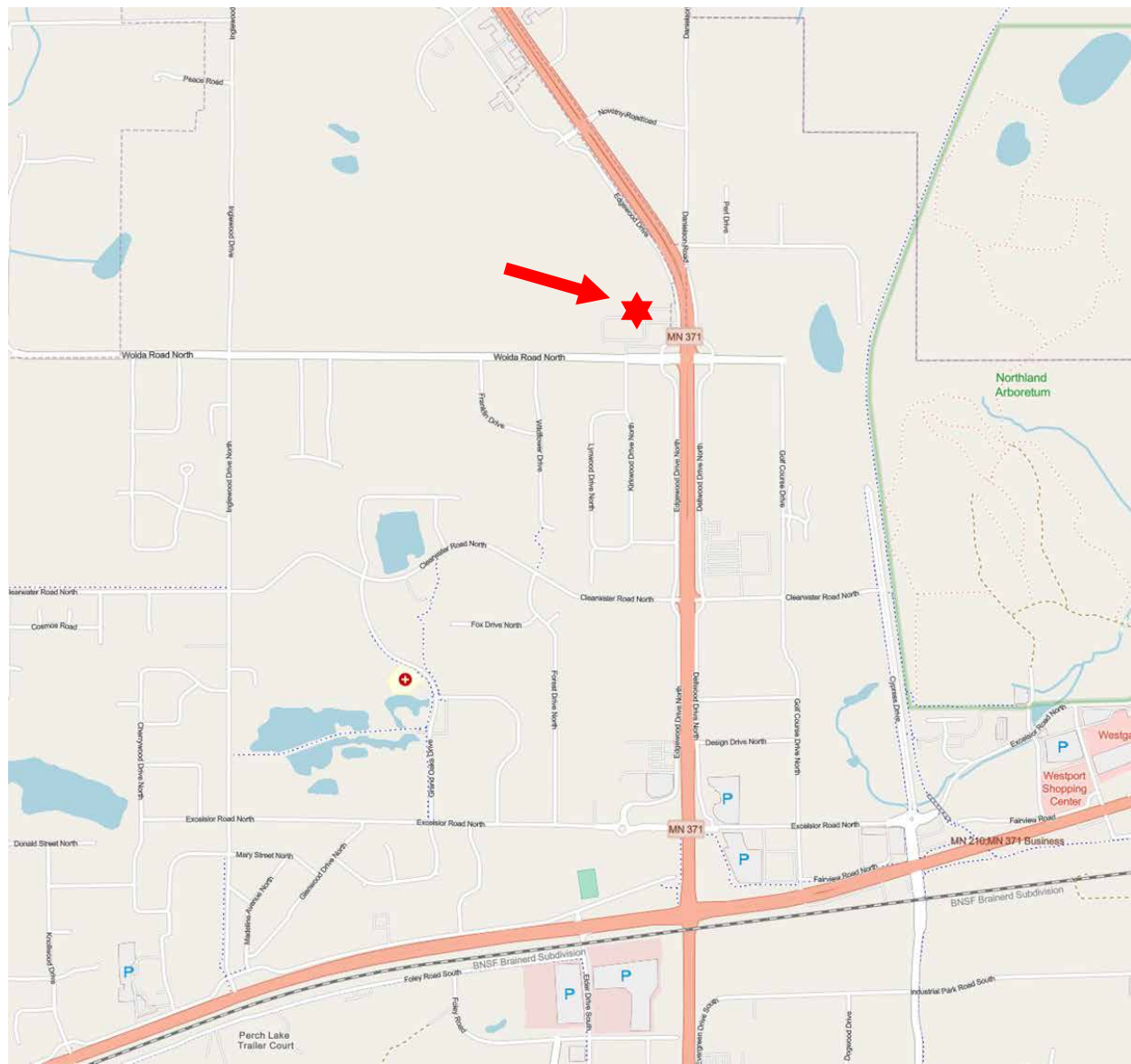
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# Location Map



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Figures from STDB, CCIM

# Demographics

**Trade Area 2025 Population (Includes the following counties):**

Crow Wing County	69,034
Cass County	31,987
Total Trade Area Population	101,021

**2025 Population (by Zip Code):**

Brainerd	32,366
Baxter	9,120

**Estimated Summer Population:**

Brainerd/Baxter	200,000+
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**Projected Population Growth Change 2025-2030:**

Crow Wing County	0.49%
Brainerd	0.52%
Baxter	1.15%

**Households in 2025:**

Crow Wing County	29,595
Brainerd	13,428
Baxter	3,700

**2025 Median Household Income:**

Crow Wing County	\$79,236
Brainerd	\$75,710
Baxter	\$79,528

**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  
Super One (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

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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, they must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any information disclosed to them, 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.
25. **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 they are 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, they must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to them, 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 them. Other information will be shared. Dual agents may not advocate for one party to the detriment of the other.<sup>(2)</sup>
44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary duties described below.<sup>(2)</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.)
49. **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 II on page one (1)).

61. <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.

63. <sup>(2)</sup> The fiduciary duties mentioned above are listed below and have the following meanings:

64. **Loyalty** - broker/salesperson will act only in client(s)' best interest.

65. **Obedience** - broker/salesperson will carry out all client(s)' lawful instructions.

66. **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.

68. **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.

72. <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.

76. **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 <https://coms.doc.state.mn.us/publicreglstrantsearch>

MNAGCYDISC-2 (8/25)

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# Contact

## Office Location

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Brainerd, MN 56401

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## Fax

218-828-4330

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## Agents

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[tim@closeconverse.com](mailto:tim@closeconverse.com)

Nate Grotzke, CCIM

C: 218-838-1000

[nate@closeconverse.com](mailto:nate@closeconverse.com)

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