

# Special Sale Opportunity

- ❖ Established Business and Prime Location
- ❖ Move-In Ready Retail or Food/Beverage
  - ❖ Equipped and Ready to Operate
    - ❖ Many Building Updates
    - ❖ Opportunity to Expand

# Move-In Ready

- Turnkey and ready to go for Retail or Food/Beverage!
- Established business and location for more than 3 years.
- Building is currently up to health code and functioned as a coffee shop and retail.
- Building space provides opportunity to expand or use as-is.
- Many fixtures and furnishings included (\*see separate list)
- Many building updates in past 3 years (\*see separate list)
- Space can be vacated and ready immediately.

# Fixtures and Furnishings Included

- Stainless Steel Wall Shelf
- Stainless Steel Table
- Stainless Steel Three Compartment Sink
- Stainless Steel Hand Sink w/Towel Dispenser
- Stainless Steel Dump Sink with Blender Stand
- Stainless Steel Mop Sink
- Water Filtration System
- Water Softener
- Water Heater
- Gridwall and Hardware
- Open Signs
- Outdoor Springboard Sign

# Fixtures and Furnishings\*\* – Possibly Available

*(Note: not all items may be available at time of sale)*

- Merchandising Refrigerator
- Kegerator w/4 Taps and Nitrogen Infuser
- Chest Freezer
- 2 Undercounter Refrigerators
- Ice Machine
- Electronic Menu Board (65")
- Retail Counter/Wood Slab Top
- POS Steel Locking Stand
- POS Locking Cash Drawer
- 3 tables (30" x30")
- 8 Metal Stackable Stools
- Inflatable Tube Man with Blower
- Storage Armoire

*\*\*Additional items available for sale separately.*

# Building Updates (in past three years)

- New Commercial Grade Windows
- Floor Finish – Epoxy
- LED Interior Lighting Upgrade
- Plumbing per MDH and MN State Code
- Kitchen Area Wall and Ceiling Finish per MDH Food Service Standards
- Advanced Five-Stage Water Filtration System
- Mop Sink per MDH
- Merchandise Grid Wall
- Nest Smart Thermostat (heating/cooling)
- Exterior – completely redone (stripped, stained, sealed)

## Building Attributes:

- 1100 Square Feet
- Front and Side Doors
- Steel Siding – Wood Log Cover
- Steel Roof
- Built on Contiguous Cement Slab
- Propane Heat
- Air Conditioned