

GRANT HOUSE HOTEL

80 W 4th Street, Rush City, MN 55069

BUILT 1896
GRANT HOUSE

CENTURY 21
COMMERCIAL

Moline Realty, Inc

Carrie Gibbs, Broker/Owner, Commercial Specialist

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PROPERTY INFORMATION

PURCHASE PRICE

\$550,000.00

PROPERTY ADDRESS

**80 W 4th Street
Rush City, MN 55069**

YEAR BUILT

1896

PROPERTY SIZE

7,500 Sq. Ft.

LAND SIZE

1.75 Acres

80 W 4th Street Rush
City, MN 55069

Company Disclaimer

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PROPERTY OVERVIEW

Welcome to a rare opportunity to own one of Minnesota's most iconic landmarks The Historic Grant House Hotel. This beautifully restored 3-story brick building, built in 1896 and listed on the National Register of Historic Places, captures the elegance of the Victorian era while offering today's modern comforts. Spanning 10,000 square feet on 1.75 acres, it features 11 unique guest rooms and a leased restaurant and tavern operated by The Fort. Located just 50 minutes north of the Twin Cities, this exceptional property offers timeless charm, reliable income, and exciting potential for hospitality, dining, and special event opportunities in the heart of Rush City.



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PROPERTY DETAILS

Property Highlights

- **List Price:** \$550,000
- **Building Size:** 10,000 SF (7,500 SF finished)
- **Lot Size:** 1.75 acres
- **Year Built:** 1896
- **Stories:** 3
- **Zoning:** Business/Commercial (B-2)
- **County:** Chisago
- **Current Use:** Hotel, Restaurant, Tavern/Lounge
- **Parking:** 22 spaces, paved with EV charging
- **Exterior:** Brick and stone
- **Heat/Air:** Forced air, ductless mini-split
- **Water/Sewer:** City connected
- **Accessibility:** Partially wheelchair accessible
- **Sale Includes:** Land, building, fixtures, equipment, and leases

Property Overview

Step inside the Historic Grant House Hotel and experience the warmth of classic hospitality combined with timeless design.

Each of the 11 private guest rooms has been thoughtfully curated with a blend of antique furnishings, Victorian décor, and modern comforts such as Smart TVs, rain showers, mini-fridges, WiFi, and keyless entry. Guests enjoy thoughtful touches like USB charging ports and noise-reduction systems for a restful stay.

The second floor offers a welcoming coffee and tea bar, while the main level features elegant common areas and access to the leased restaurant and tavern, The Fort — a local favorite known for handcrafted cocktails and upscale dining.

Outside, wraparound porches, balconies, and a newly planted vineyard near the creek add to the property's charm and long-term potential.

PROPERTY DETAILS

Building & Site Details

- **Construction:** Solid brick masonry
 - **Foundation Size:** 2,500 SF
 - **Flooring:** Hardwood, luxury vinyl, and carpet
 - **Interior Features:** French doors, vaulted ceilings, natural woodwork, paneled doors, indoor sprinklers
 - **Utilities:** Electric, heat, and hot water common
 - **Lot Description:** Corner lot in the heart of downtown Rush City
 - **Accessibility:** Sidewalks, curbs, storm sewer, and city street lighting
-

Investment Overview

This is a turnkey commercial opportunity with multiple income streams — a fully operational boutique hotel plus a leased restaurant with a long-standing tenant.

The Grant House is an active business that operates smoothly year-round with minimal management oversight. Its self-check-in system, guest amenities, and central location attract both leisure and business travelers, while The Fort continues to anchor the building as a well-known dining destination.

- **Hotel:** Operates year-round with strong repeat guest history.
- **Restaurant:** Leased to The Fort; tenant maintains their own FF&E.
- **Sale Terms:** Cash or conventional financing.
- **Operation:** Fully functioning and income producing.

This is a remarkable chance to own a piece of Minnesota's past while generating steady income in the present.

PROPERTY DETAILS

Financial Overview

Category	Details
List Price	\$550,000
Tax Year	2025
Annual Property Taxes	\$8,840
Assessed Value (2023)	\$319,500
Assessed Land Value	\$22,800
Assessed Building Value	\$296,700
Sale Includes	Building, land, and hotel FF&E (restaurant FF&E excluded)

Confidential financials available upon NDA and proof of funds.

Location Overview

Rush City, Minnesota is a growing community along Interstate 35, perfectly positioned between the Twin Cities and Duluth. It offers a welcoming downtown with restaurants, shops, and small businesses that thrive on both local and tourism traffic.

The Grant House sits at the corner of West 4th Street and Bremer Avenue, right in the heart of Rush City’s business district. Its visibility, access, and historic stature make it a natural gathering place for weddings, weekend getaways, and dining experiences.

With its proximity to lakes, wineries, and scenic trails, Rush City provides a charming small-town atmosphere with convenient access to major metro amenities.

PROPERTY PHOTOS



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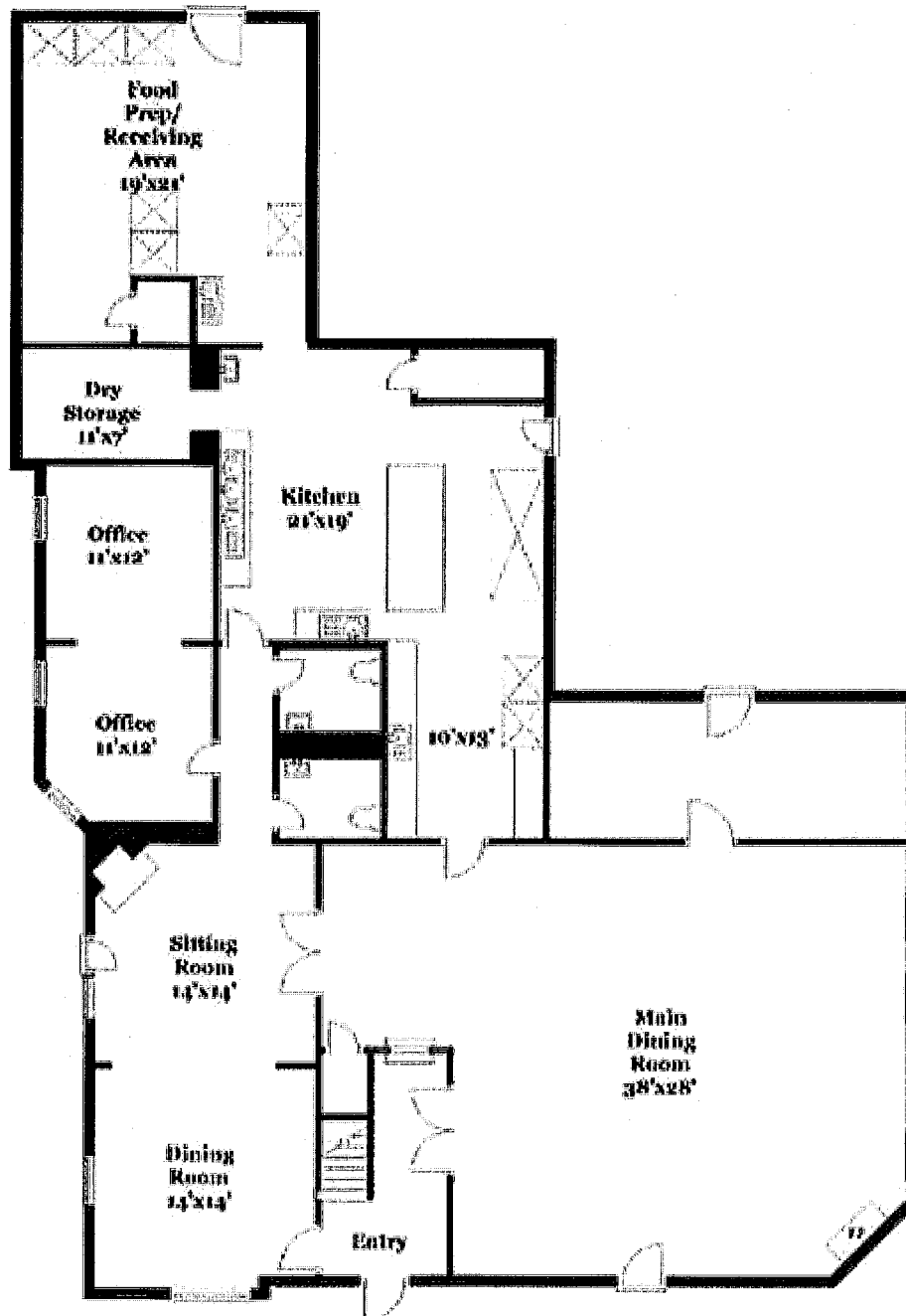
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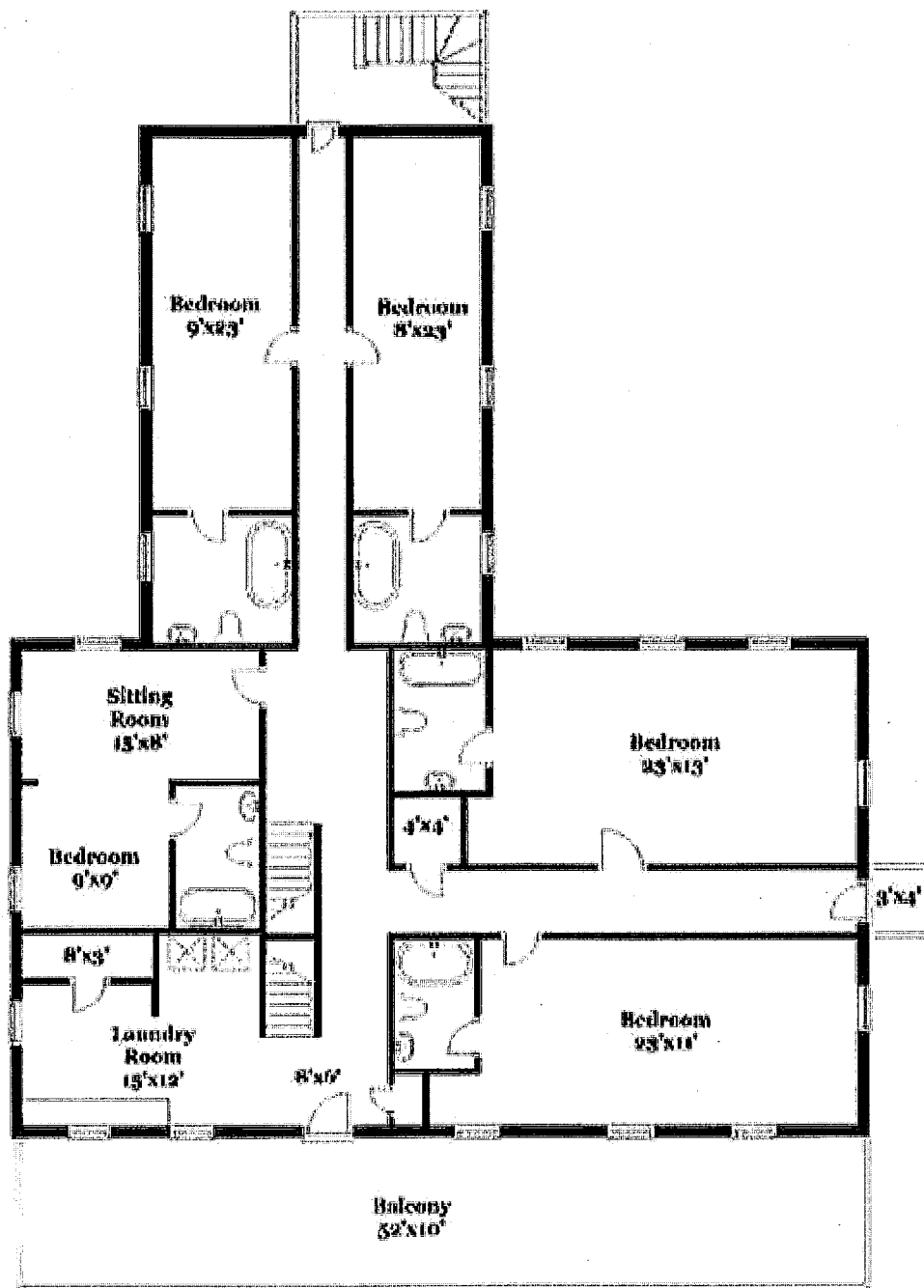
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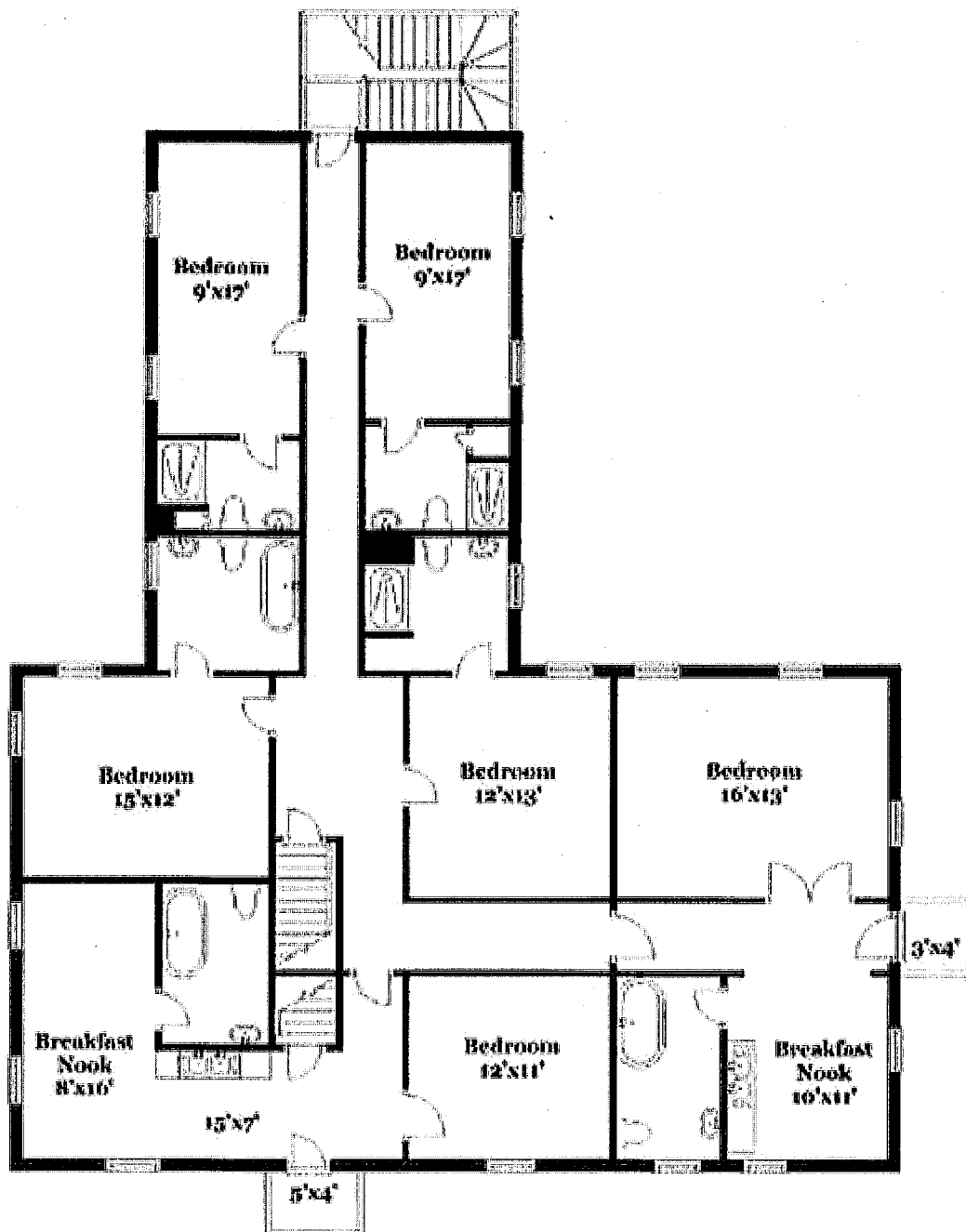
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