



COMMERCIAL REALTY SOLUTIONS

For Sale / Lease
Commercial/
Retail



ALBERTVILLE

2nd Generation Restaurant

Sales Price: \$1,900,000 Lease Rate: \$16.45/NNN

Building Size: 9,252/sf Lot Size: 1.94 Acres

11166 CR 37 NE, Albertville, MN 55301

Eric O'Brien, Broker
612.281.4163
EObrien@Crs-Mn.com

Sheila DeVine, Broker
320.492.3230
sdevine@warnert.com





PROPERTY LOCATION

- * Frontage on Interstate 94
- * Conveniently Located Between Albertville Outlets & Costco
- * Businesses in the Area Include:
 Albertville Premium Outlets, Costco, Premier Bank,
 St. Michael-Albertville Ice Arena, Taco Bell, Ace Hardware,
 Westside Liquor and many more...

TRAFFIC COUNTS - 2024

- * I-94 - 55,877 VPD
- * County Road 37 NE - 11,703 VPD



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

PROPERTY OVERVIEW

11166 County Rd 37 NE, Albertville, MN

Sales Price
\$1,900,000.00 w/FF&E
Lease Rate
\$16.45 NNN

Building Size	9,252/sf
Construction Type	Precast Concrete
Lot Size	1.94 Acres
County	Wright
PID/Taxes	101.138.001020 2025 \$40,040.00
Zoned	B-3 Highway Commercial
Tenant	Single
Year Built	2006
Number of Floors	One (1)
Building Systems	Force Air RTU's 3-Phase Electric, 1600 Amps

PROPERTY DESCRIPTION

This 2nd Generation restaurant can be a turn key operation for an incoming buyer. This is a chef's dream kitchen with wood fire grill, smoker, fryers, ovens, grills and more. You really must see it to appreciate it.

There is a sunken center with a dome above that can be used in a number of creative ways for any concept. There is a separate party/meeting room, a lounge with a full bar, both with their own waitress stations.

The game arcade is owned and operated by another company. They are extremely successful and would love the opportunity to stay. The restaurant profits generously from the game arcade, too!

This concrete tip up building is nearly clear span with the exception of columns across the center of the building so it is easy to move walls, add walls and windows or anything else to suit your vision.

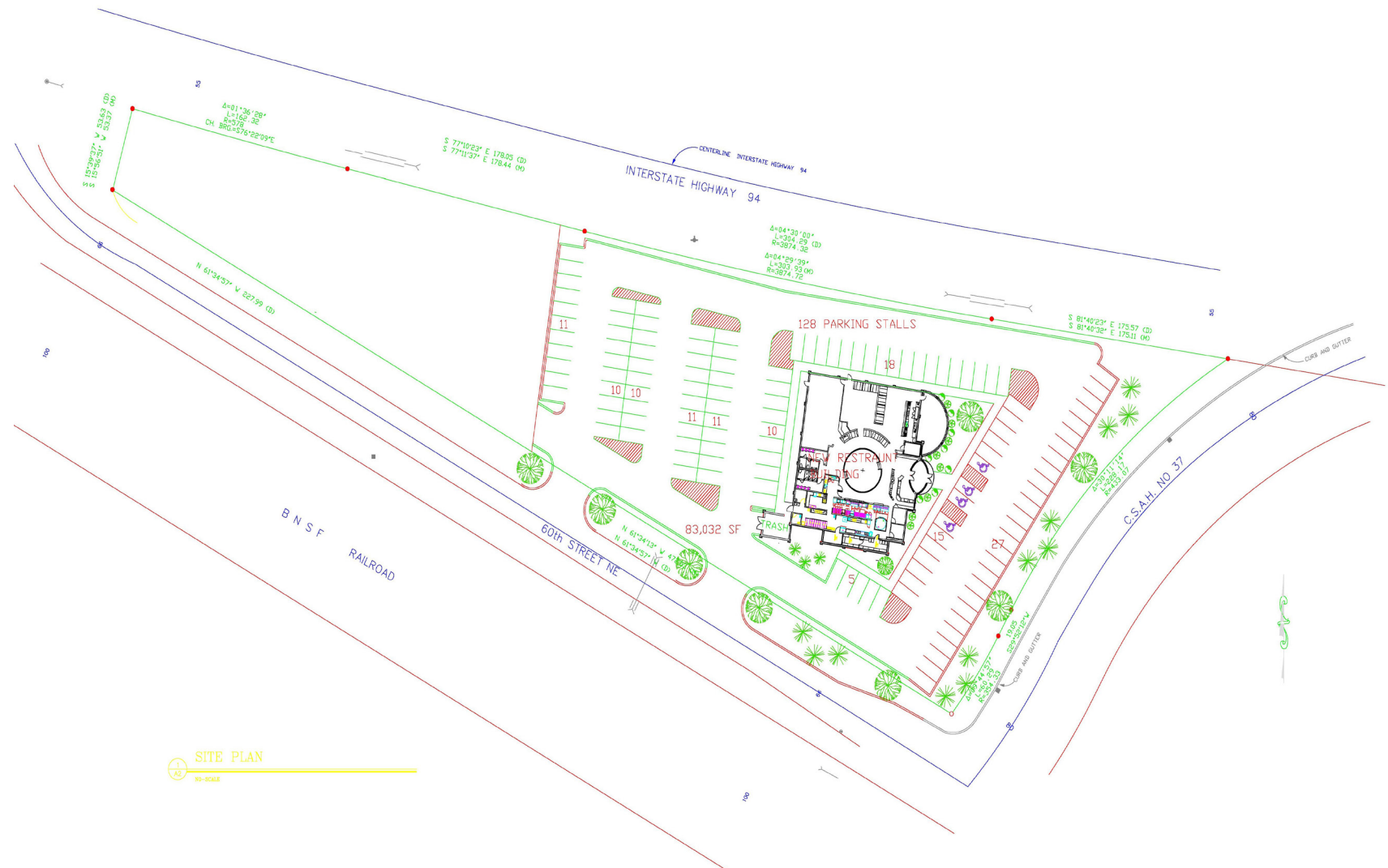
Space Aliens has been the only tenant in the building the last 20 years. They are closing this last MN location to focus on their North Dakota restaurants where this concept began.

All the furniture, fixtures and equipment stay with the building.

Even though this is a 2nd generation restaurant, the building lends itself to any number of open floor plan uses such as recreation or retail once you remove the equipment and partitioned walls.

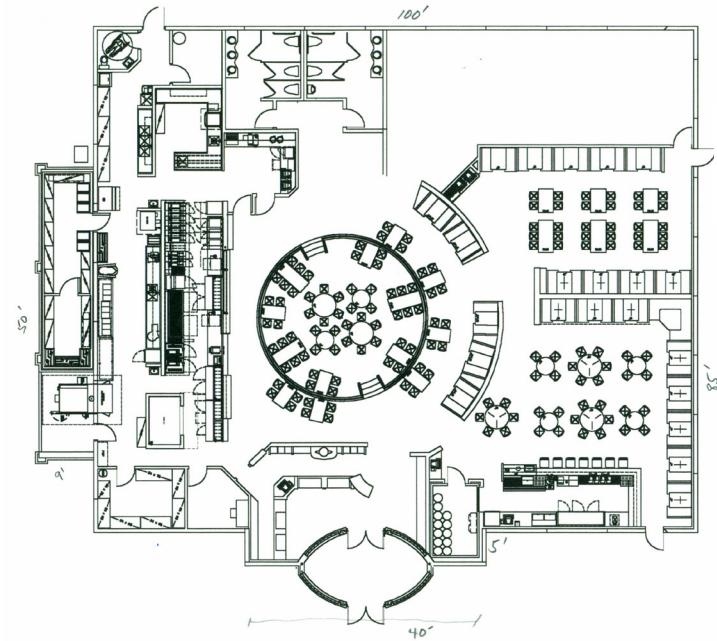
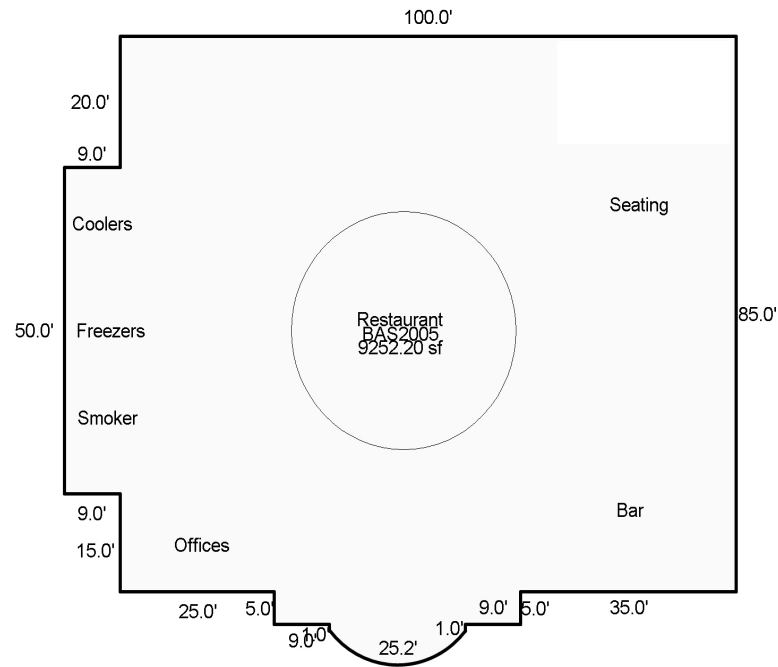
Additional information and full size plans are available, please contact the agents for more detail.

SITE PLAN



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

FLOOR PLAN



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

INTERIOR



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

INTERIOR



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

EXTERIOR



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).