



OFFICE/RETAIL FOR SALE OR LEASE

7837 Excelsior Road, 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

7837 Excelsior Road, Baxter, MN 56425

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Owner/Occupy Office/Retail.

Discover a prime investment opportunity in a well-maintained retail building along a high-traffic corridor in Baxter! This property features a single tenant in a small space, with the rest of the building available for an owner-occupier or new tenant. The lease space includes open retail, upper-level office areas, generous storage, and a warehouse with a 14' overhead door and adjustable loading platform. With a new roof and siding (2023) and eye-catching digital signage, this property is designed for success. Located near complementary businesses, it offers both visibility and convenience for your next venture.



| | |
|-------------------------------|---|
| Address: | 7837 Excelsior Road, Baxter, MN 56425 |
| Directions: | From Hwy 210/371 intersection in Baxter - North on Hwy 371 - East on Excelsior Road - Property is on the South, just before Super One |
| Lot Size: | 22,169 sq. ft. (0.50 Acres) |
| Lot Dimensions: | 110.04' x 200.06' |
| Building Size: | 6,311 sq. ft. Total |
| West Space: | 436 sq. ft. (Bursch Travel) |
| East Space: | 5,567 sq. ft. Total AVAILABLE |
| Main Level: | 4,363 sq. ft. |
| Upper Level: | 1,204 sq. ft. |
| Common Area: | 308 sq. ft. (Shared) |
| Purchase Price: | \$695,000 |
| Available Lease Space: | |
| East Space: | 5,567 sq. ft. Total |
| INTRO Lease Rate: | \$10.00/sq. ft. Triple Net |

Continued on next page.

7837 Excelsior Road, Baxter, MN 56425

Features

| | |
|--------------------------------|---|
| 2024 Real Estate Taxes: | \$11,720 (Including \$1,764.76 in Special Assessments) |
| Water & Sewer: | City |
| Heating: | Natural Gas Forced Air |
| Cooling: | Central Air - Electric Ground Units |
| Electric: | 200 Amp, Single Phase |
| Lighting: | Fluorescent |
| Year Built: | 2002 |
| Remodeled: | 2023 (New Roof & Siding) |
| Construction: | Wood Frame |
| Foundation: | Concrete |
| Roof: | Asphalt Shingles |
| Exterior: | Vinyl Siding & Brick Facia |
| Ceiling Height: | Retail: 14' Offices: 8' Warehouse: 16' - 18' |
| Overhead Door: | East Space: 1 (12' W x 14' H) |
| Bathrooms: | Shared: 2 on Main Level East Space: 1 on Upper Level |
| Parking: | 18 Paved Parking Spaces |
| Frontage: | 110.04' on Excelsior Road |
| Zoning: | C-2 Regional Commercial District |
| PID#: | 40080511 |

Continued on next page.

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Features

Legacy PID#: 010082100BD0009

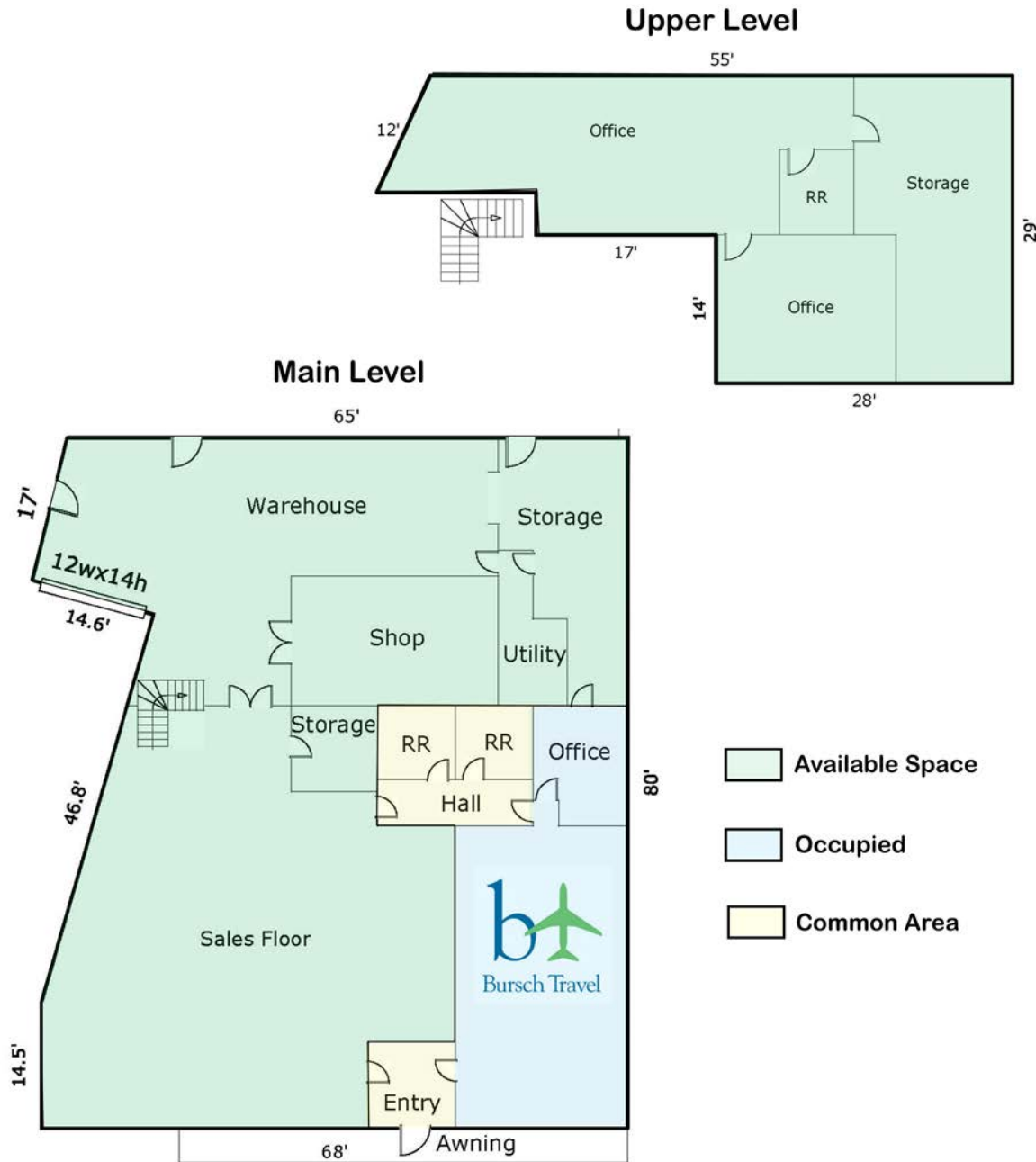
Legal Description: That pt of NE1/4 of NW1/4 Desc as fol: comm at NW cor of sd NENW and assm the N line of sd NENW to bear N 89D 59'57" E from sd cor then S 01D 21'03" E 33.01 ft then N 89D 59'57" E 560.15 ft to the POB of the tract to be desc then S 01D 21'03" E 200.06 ft then N 89D 59'57" E 110.04 ft then N 01D 21'03" W 200.06 ft then S 89D 59'57" W 110.04 ft to the POB & there term. Subj to utility esmnt granted to the City of Baxter on 10/30/01.

Neighboring Businesses: Neighboring businesses include Super One, Central MN Retinal Specialists, Elite Title, Advantage PCA, The Paper Plan-It, Agency One, Edward Jones, Northern Family Chiropractic, Midwest Family Eye, MN Regenerative Institute, Pine Lakes Endodontics, Salon El Rio, Lakes Area Eyecare, Re/Max Results, Kohls, Fleet Farm, Ippin Ramen, Papa Murphy's, AmericInn, Country Hearth, plus numerous others.

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Floor Plan



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Photos



Digital Signage



Subject Property



14' Overhead Door



Subject Property



Subject Property



Subject Property

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Open Retail



Open Retail



Open Retail



Open Retail



Shop



Warehouse

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Warehouse



Warehouse



Upper Level Work Space



Upper Level Office



Upper Level Office



Upper Level Break Area

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Aerial Photo



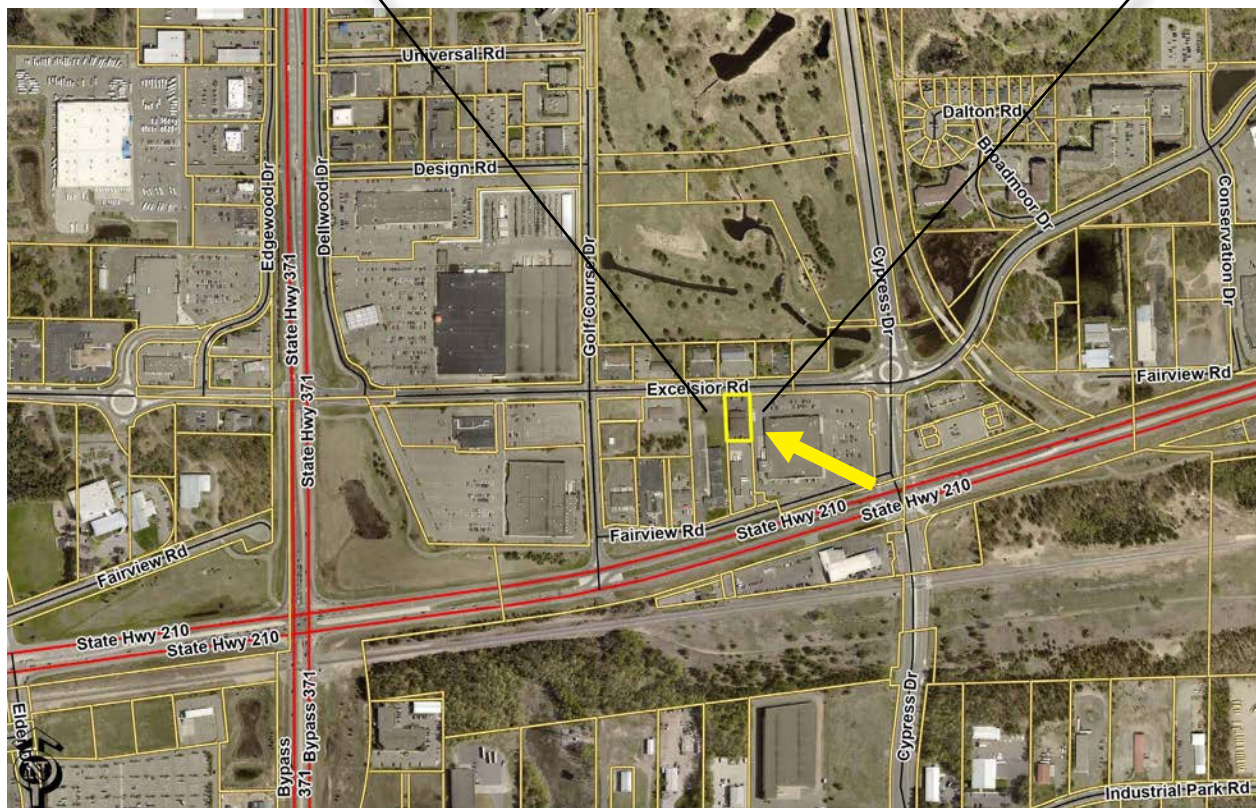
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Section Aerial



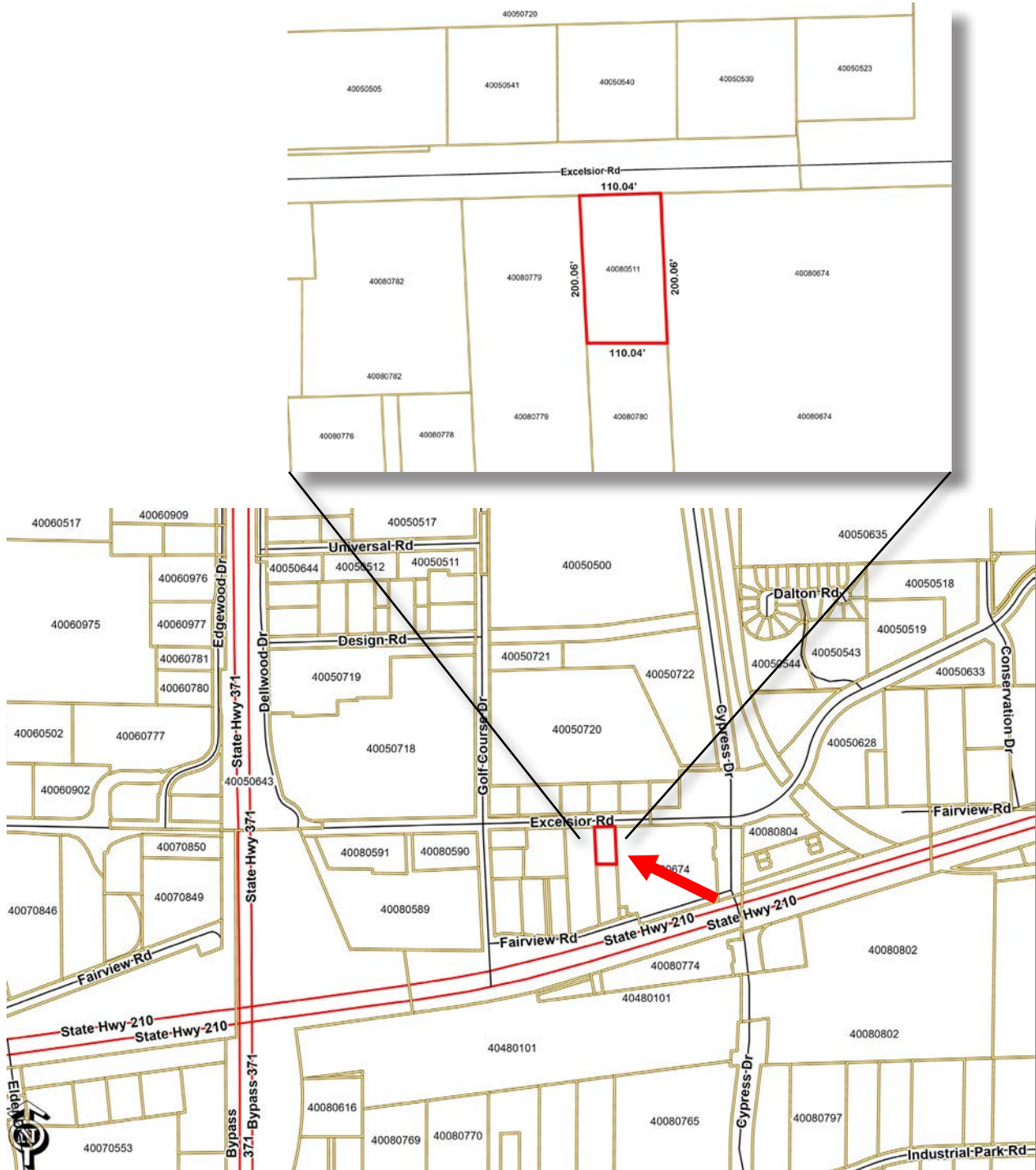
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Section Map



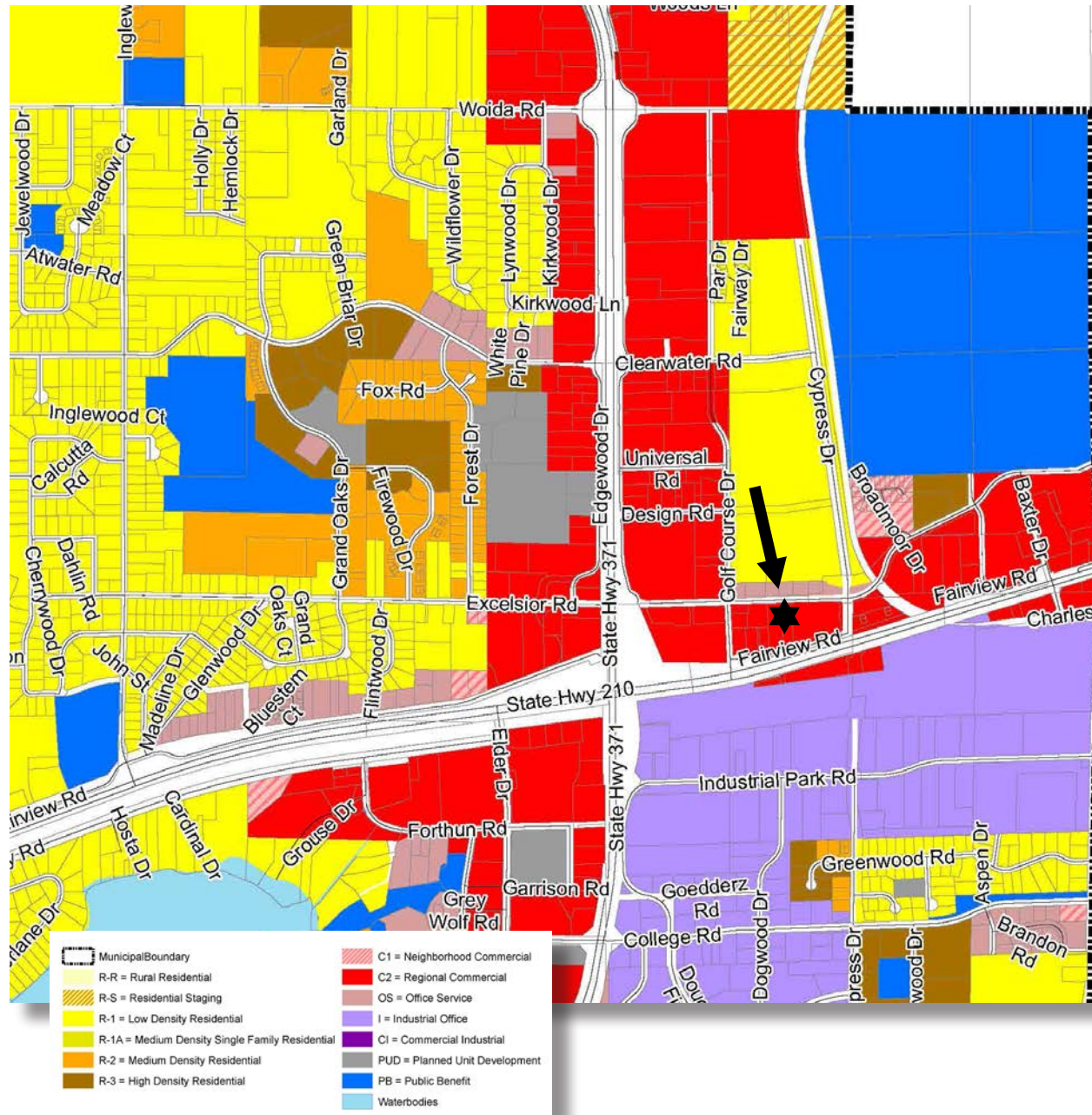
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C-2 Regional Commercial



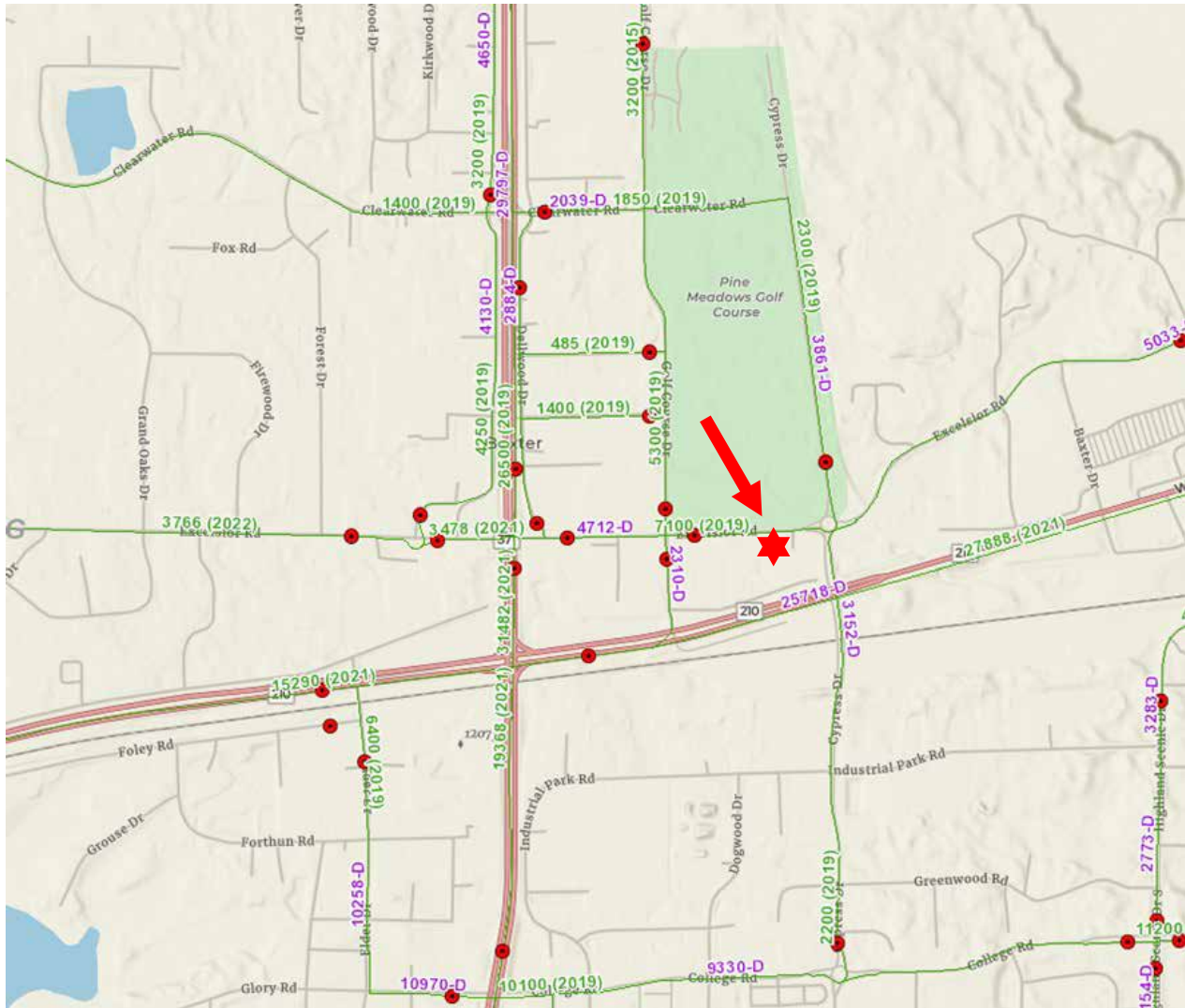
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Counts from MNDOT Traffic Counts

Traffic Counts: 7,900 (2019) on Excelsior Road, 2,300 (2019) on Cypress Drive, 5,300 (2019) on Golf Course Road, and 27,888 (2021) on Hwy 210



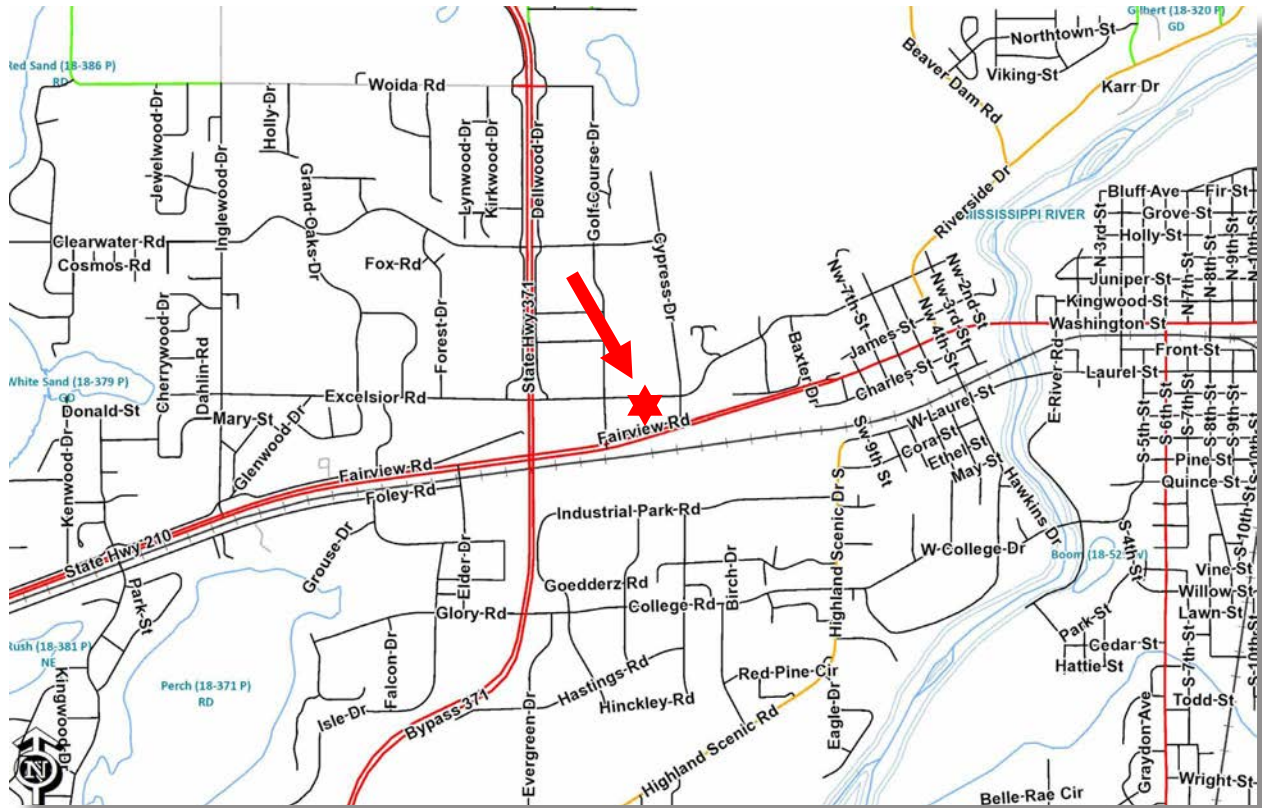
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Location Map



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Figures from STDB, CCIM

Demographics

Trade Area 2023 Population (Includes the following counties):

| | |
|-----------------------------|--------|
| Crow Wing County | 67,515 |
| Cass County | 31,064 |
| Total Trade Area Population | 98,579 |

2023 Population:

| | |
|----------|--------|
| Baxter | 9,085 |
| Brainerd | 31,623 |

Estimated Summer Population:

| | |
|-----------------|----------|
| Brainerd/Baxter | 200,000+ |
|-----------------|----------|

Projected Population Growth Change 2023-2028:

| | |
|------------------|-------|
| Crow Wing County | 0.30% |
| Baxter | 0.34% |

Households in 2023:

| | |
|------------------|--------|
| Crow Wing County | 28,623 |
| Baxter | 3,588 |

2023 Median Household Income:

| | |
|------------------|----------|
| Crow Wing County | \$67,281 |
| Baxter | \$73,740 |

Crow Wing County Retail Sales in 2012:

\$1,124,967,000

Leading Employers in Crow Wing County in 2022:

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
Cub Foods/Super Valu (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
BTD
MNDOT
MNDNR
TDS
Graphic Packaging
Crow Wing Power

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Demographics

Area Businesses: (To see a list of additional businesses, please go to www.explorebrainerdlakes.com)

Financial Institutions: 16+
(multiple locations not counted)

Churches: 30+

Schools: 15+

Golf Courses: 27+

Resorts:

Birch Bay
Boyd Lodge
Breezy Point Resort
Craguns
Fritz's Resort
Grand View Lodge
Gull Lake Resort
Kavanaugh's
Lost Lake Lodge
Maddens
Manhattan Beach Lodge
Quarterdeck
Ruttger's Bay Lake Lodge
Sullivans
Plus numerous others

Major Retailers:

Aldi
Anytime Fitness
Ashley Furniture
Auto Zone
Best Buy
Brother's Motorsports
Cashwise Liquor (2)
Christmas Point
Costco
Cub Foods (2)
Dick's Sporting Goods
Discount Tire
Dollar Tree (2)
Dondelinger
Dunham's Sports
East Brainerd Mall
(17 Retailers)
Fleet Farm
Home Depot
Home Goods
Hobby Lobby
Jiffy Lube

Major Retailers Continued:

Kohl's
Menards
Michaels
PetSmart
Planet Fitness
Super One
Super Wal-Mart
Takedown Gym
Target
The Power Lodge
TJ Maxx
Ulta Beauty
Walgreens
Westgate Mall
(27 Retailers)
Westside Liquor

Restaurants/Fast Food:

218 Local
371 Diner
Antler's
Applebee's
Arby's
B-Merri
Baia Della Italian Kitchen
Bar Harbor
Baxter's
Black Bear Lodge & Saloon
Blaze Pizza
Blue Oyster
Boulder Tap House
Breezy Point Marina
Buffalo Wild Wings
Burger King
Burritos California
Caribou Coffee (4)
Char
China Garden
Chipotle
Coco Moon
Cold Stone Creamery
Cowboy's
Cragun's Legacy Grill
Cru
Culver's
Dairy Queen (3)
Diamond House
Domino's Pizza (3)

Restaurants/Fast Food Continued:

Dough Bros.
Dunmire's (2)
El Tequila
Ernie's
Firehouse Subs
Five Guys
Four Seas
Grizzly's Grill & Saloon
Hardee's
Hunt 'N Shack
Ippin Ramen & Sushi
Jack's House
Jersey Mike's
Jimmy John's
Jr's No. 19 BBQ
KFC
Little Caesar's
Loco Express
Lucky's
Madden's Classic Grill
Manhattan Beach
Maucieri's
McDonalds (2)
Moonlite Bay
Papa Murphy's Pizza
Perkins
Pine Peaks
Pizza Hut
Pizza Ranch
Poncho & Lefty's
Rafferty's Pizza (4)
Riverside Inn
Ruttger's
Sakura
Senor Patron
Sherwood North
Slice on Oak
Starbucks (3)
Subway (4)
Sunshine's Summer House
Taco Bell
Taco John's
The Barn
The Commander
The Pines at Grandview
Timberjack
Wendy's (2)
Ye Ole Wharf

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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.⁽¹⁾ 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).⁽²⁾ 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, he or she must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any information disclosed to him or her, 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.

24. 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 he or she is 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).⁽²⁾ 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, he or she must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to him or her, 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 him or her. Other information will be shared. Dual agents may not advocate for one party to the detriment of the other.⁽³⁾

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary duties described below.⁽⁴⁾ 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.)

48. _____ I have had the opportunity to review the "Notice Regarding Predatory Offender Information" on
 (initials) (initials)
 49. _____ page two. (2)

50. Page 2

51. 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 III on page one (1)).

63. ⁽¹⁾ 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.

65. ⁽²⁾ The fiduciary duties mentioned above are listed below and have the following meanings:
 66. **Loyalty** - broker/salesperson will act only in client(s)' best interest.
 67. **Obedience** - broker/salesperson will carry out all client(s)' lawful instructions.
 68. **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.
 69. **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.

74. ⁽³⁾ 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.

78. **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 www.corr.state.mn.us.

MN-AGCYDISC-2 (8/14)

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Contact

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