



*FOR SALE*  
*\$599,000*



**NORTH STAR  
COMMERCIAL**  
REAL ESTATE ADVISORS

# 317 Studdart Ave

Graceville, MN 56240

Scott Naasz

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MN #40922534

# Property Details & Highlights

317 Studdart Ave, Graceville, MN 56240

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Property Type	Retail
Property Subtype	Restaurant
APN	19-0159-000
Building Size	4,213 SF
Lot Size	10,132 SF
Year Built	2019
Number of Floors	1
Average Floor Size	4,087 SF
Parking Spaces	10
Construction Status	Existing
Number of Buildings	1

Prime Business Opportunity in a Thriving Small-Town Location! If you've ever dreamed of owning a business in a charming, tight-knit community, this is your chance! Located in the heart of Graceville, a highly desirable location, this established bar and restaurant—Headquarters—has been a local favorite for over 20 years. Known for its legendary pizza and lively atmosphere, it has become a go-to gathering place. However, you don't have to run a restaurant—bring your own business and make this space your own! With modern facilities, a well-maintained interior, and a prime location, this turn-key opportunity is perfect for entrepreneurs looking to expand or relocate. Whether you're continuing the tradition or introducing something new, the possibilities are endless. Seize this rare chance to establish your business in a welcoming town with a loyal customer base. Schedule a showing today!



- Prime Small-Town Location – Situated in the heart of Graceville, a highly desirable and welcoming community.
- Flexible Business Opportunity – You don't have to run a restaurant, bring your own business and make it your own! Turn-Key Establishment – Fully equipped and impeccably maintained with modern facilities.
- Well-Established Reputation – Over 20 years as a successful bar and restaurant, known for its legendary pizza and vibrant atmosphere.
- Diverse Business Potential – Continue operating as a bar/restaurant or repurpose the space for your own business venture.
- Skilled Staff in Place – A trained team ready to support operations if you choose to continue in the hospitality industry.
- Great Relocation Opportunity – Ideal for entrepreneurs looking to expand or move their business to a thriving community

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# Additional Property Details

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Sale Price	\$599,000
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## LOCATION INFORMATION

Street Address	317 Studdart Ave
City, State, Zip	Graceville, MN 56240
County	Big Stone
Signal Intersection	No
Road Type	Paved

## BUILDING INFORMATION

Building Size	4,718 SF
Number of Floors	1
Average Floor Size	4,718 SF
Year Built	2019
Construction Status	Existing
Condition	Good
Number of Buildings	1
Foundation	4718

## PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Restaurant
Lot Size	16,891 SF
APN #	19-0159-000
Lot Depth	0 ft
MLS #	6640949

## PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	10

## UTILITIES & AMENITIES

Security Guard	No
Elevators	0
Freight Elevator	No
Number of Elevators	0
Number of Escalators	0
Central HVAC	Yes
Restrooms	2

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# Additional Photos

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# Demographics Map & Report

317 Studdart Ave, Graceville, MN 56240

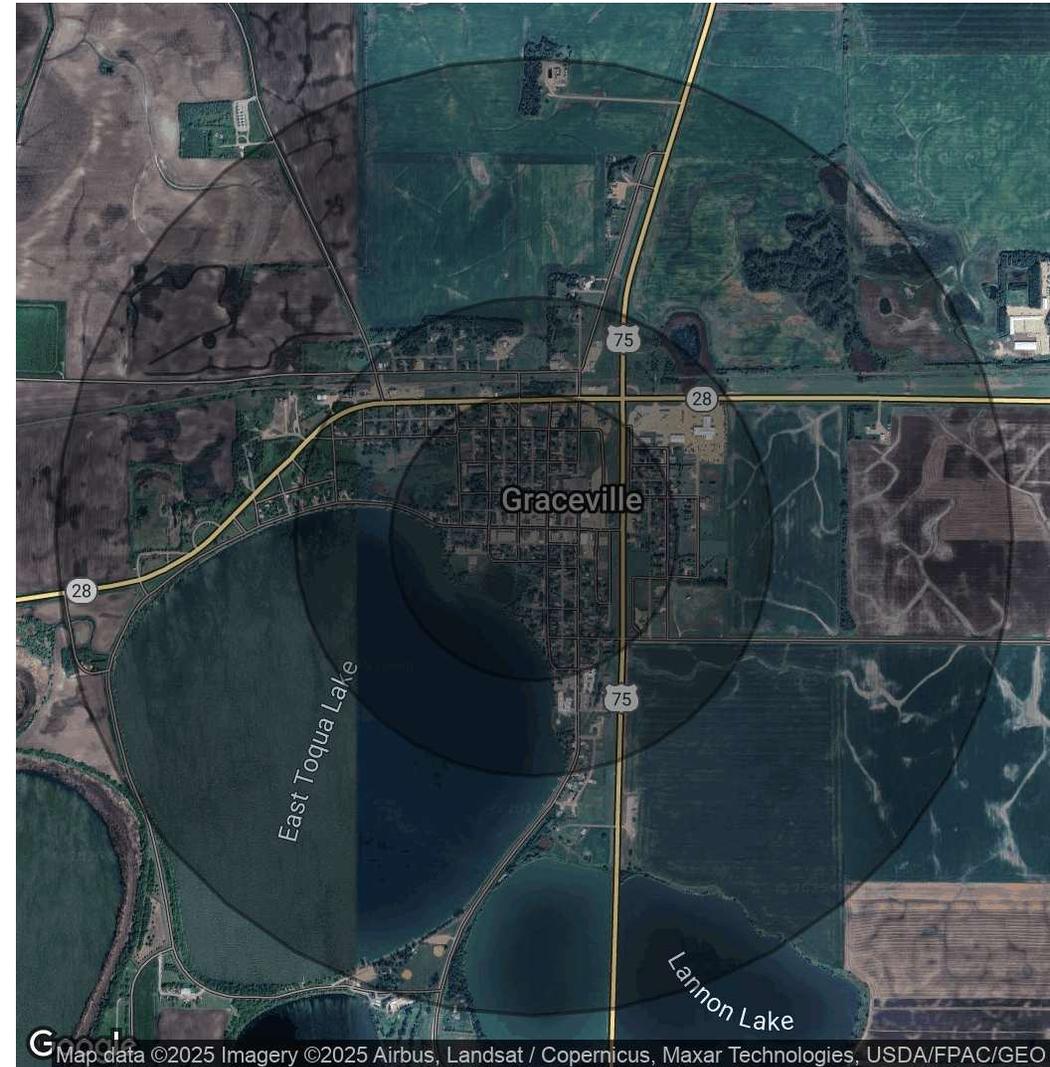
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	303	445	540
Average Age	49	49	49
Average Age (Male)	47	47	47
Average Age (Female)	51	51	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	140	205	249
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$80,739	\$80,739	\$80,739
Average House Value	\$150,665	\$150,665	\$150,665

Demographics data derived from AlphaMap



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

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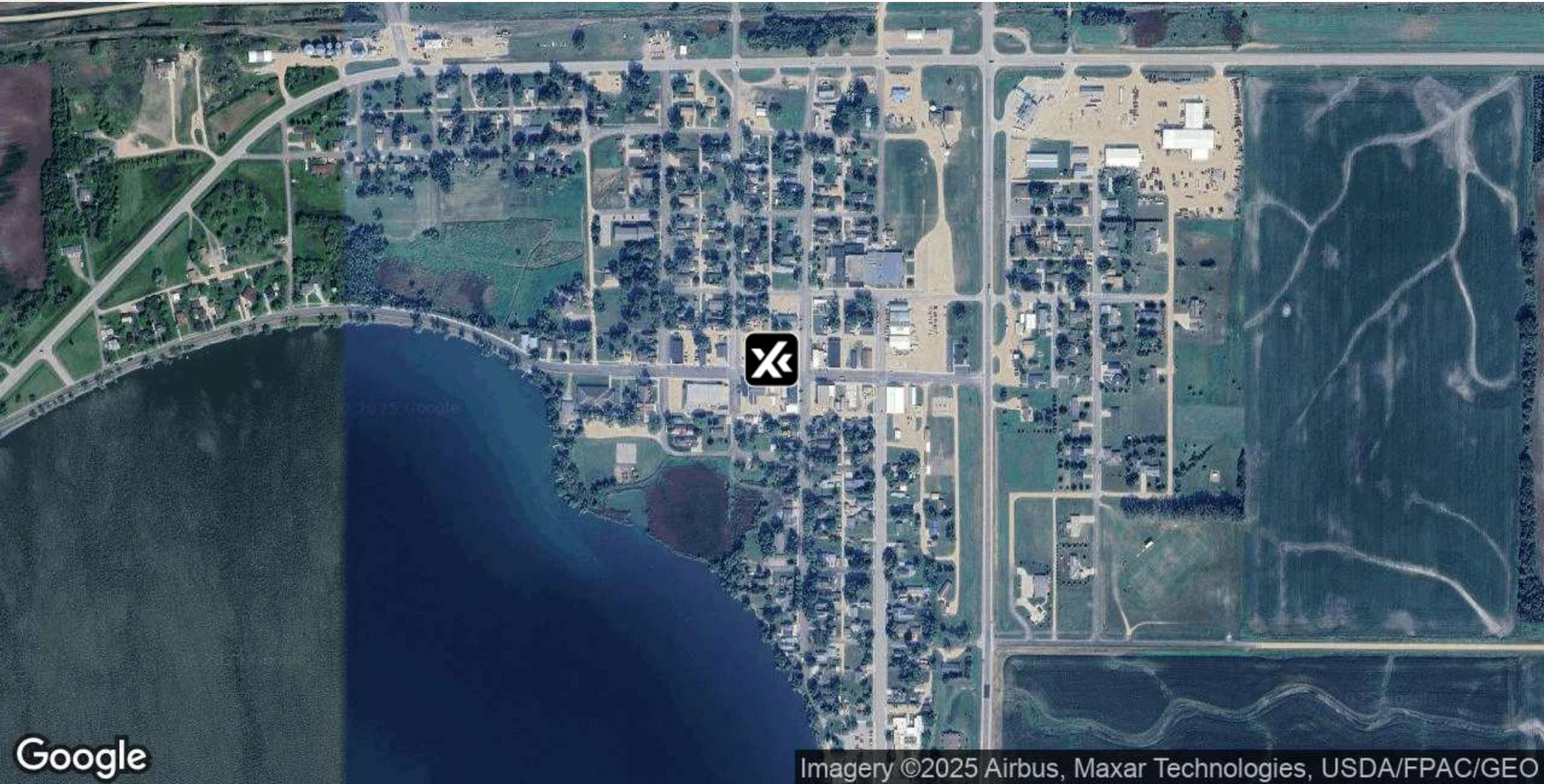
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# Aerial Map

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