

360 Customer Property View

517 Duluth Avenue S, Thief River Falls, MN 56701

Commercial
Business Opportunity
Seller Contribution:

List #: **6696261**
Status: **Active**

List Price: **\$499,000**
Orig List Pr: \$499,000
Close Price:



Property ID: **R2500511460**
Const Status: **Previously Owned**
Total Units: **1.00**
Found Size: **2,510**
Found Dims: **28X50+**
10X39+10X40+8X10-
Year Built: **1960**
Acres/Sqft: **0.306/13,329**
Lot Dim: **125X100 IRR**
Current Use: **Restaurant**
Yearly/Seasonal: **Yearly**
County: **Pennington-MN**
List Date: **04/04/2025**
Rcvd by MLS: **04/02/2025**
For Sale/Lease: **For Sale**
Tax Amount: **\$6,718**
Tax Year: **2025**
Assess Bal: **\$358**
Tax w/ Assess: **\$6,718**
Assess Pend: **No**
Homestead: **No**
Stories: **1**
Bldg Fin SF: **2,510**
Building SqFt: **2,510**
Postal City: **Thief River Falls**
[DOM:](#) **0**
[CDOM:](#)/[PDOM:](#) **0**

Directions: **take hwy 32 so. in THIEF RIVER FALLS TO THE CORNER OF HWY 32 SO AND DULUTH AVE. SO.**

General Information

Legal Desc: **PORTERS ADDITION LOT 8 LESS HWY & LOTS 9 THRU 12 BLK 16**
School District: **564 - Thief River Falls**
Location: Section/Township/Range:
Fract Ownr: **No** Land Lease?: **No**
Comp/Dev/Sub: **Porters Add** Rental License:
Lot Desc: **Corner Lot, Irregular Lot**
Topography: **Level**
Road Frontage: **City, Curbs, Storm Sewer, Street Lights, US Highway**
Rd Responsible: **Public Maintained Road**
Zoning: **Business/Commercial** Power Company: **Minnkota Power Cooperative**
Accessibility: **Door Lever Handles, Doors 36+, Fully Wheelchair**

Structure Information

Heat: **Forced Air** Exterior: **Cement Board**
Fuel: **Electric, Natural Gas** Roof: **Rubber**
Air Cond: **Central** Water: **City Water/Connected**
Garage: **0** Sewer: **City Sewer/Connected**
Oth Prkg: **0**

Features

Parking: **Parking Lot, Paved Lot**
Floors: **Tile**
Ceiling Height: **8-10**
Window Feat: **Display Window(s)**
Construction: **Brick, Frame, Wall-Drywall, Wall-Finished**
Garage Dim: **0** Garage SF: **0** Garage Door Ht: **0** Gar Door Width: **0**
Utilities: **Electric Separate, Heating Separate**
Sale Includes: **Building, Fixture/Equipment**
Com Kit Ament: **Walk-In Cooler/Freezer**
Appliances: **Electric Water Heater, Exhaust Fan/Hood, Other**
Ranges: **None** # Refrigerators: **None**
Basement: **Slab**

Unit Information

Efficiencies: # 1 BR Units: # 2 BR Units: # 3 BR Units:

Remarks

Public: **INCREDIBLE LOCATION!! This former Dairy Queen is waiting for your dream! over 2500 sq ft. seating for about 50. Includes exhaust hood systems, walk in cooler and freezer are about 5 years old. 2 bathrooms, Drive up window! AC unit was installed in 2021. parking lot was repaved about 5 years ago. rubber roof is about 4 years old. there is an outside patio area. There is a deed restriction that will be put on the property that will not allow the sale or distribution of frozen treats such as ice cream, yogurt, novelties ect. exact verbage to be determined at time of sale. MN DOT TRAFFIC COUNT FOR 2019 WAS 5900 CARS PER DAY. renter pays \$1500 per month plus utilities and maintenance.**

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