

1405 Miller Trunk Highway • Suite 600
Duluth • Minnesota 55811
(218) 727-0064
www.cmrasells.com



Restaurant/ Building For Sale:

Or use for any other Commercial Building



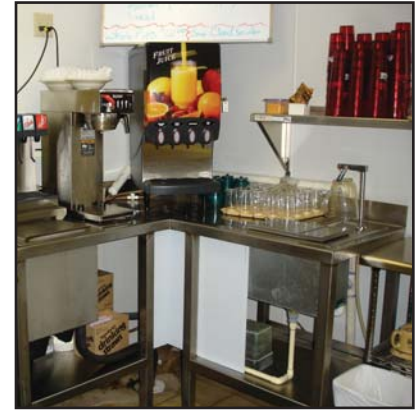
Realize your dream of owning your own restaurant. This turn-key opportunity is waiting for you. Seating for approximately 80, with parking for 20-30 cars. All furnishings, fixtures and equipment are included in the purchase of this building. Or the owner will remove the equipment for closing.



Reduced price: \$225,000

In 2005 all new electrical wiring was installed including 3-phase, 208 amp service, a new make-up air & exhaust system for kitchen, remodeled ADA bathrooms, water heater and central air. There is a 7 year old combination LP/Electric forced air furnace.





The Range is a growing area, this is a perfect mid-way stopping/shopping place!



Lot Size: 220 x 366
 Building Size: 60 x 40
 Parking Lot: 20-30 cars
 Zoning: Commercial
 2010 Taxes: \$2,397.22
 Utilities: Well & Septic
 Electric: Minnesota Power
 Traffic Count: 8,100 daily

Vinyl Lap Siding, Asphalt Shingle “Hot Roof” system, smoke detectors and security system. New suspended ceiling tile and wall coverings. Wine and beer license may be available.



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