

FOR SALE - 8,400 SF Retail Building



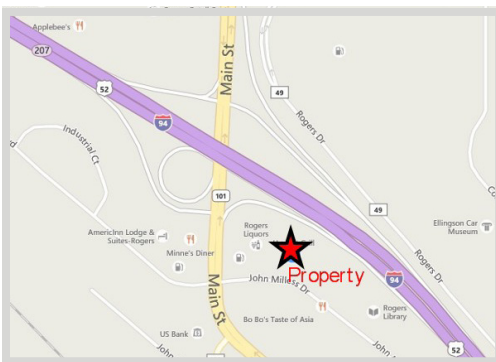
FEATURES:

- 8,400 SF Turnkey Restaurant
- Remodeled in 2013 with approximately \$750,000 in renovations
- Sale price includes all FF&E
- Great visibility and signage off I-94 in Rogers

Sale Price

\$1,650,000

Property Taxes - \$42,826.06 (2016)



FACTS:

- ▲ Built in 2002
- ▲ PID #23-120-23-12-0015
- ▲ Traffic Counts- 22,400 vehicles per day
- ▲ 107 parking stalls
- ▲ Seating compacity of 242

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Arrow Companies

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AERIAL & MAP

FOR SALE - 8,400 SF Retail Building



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Turnkey Restaurant

21390 John Milless Drive

Rogers, MN 55374

PROPERTY FACTS

FOR SALE - 8,400 SF Retail Building

BUILDING SIZE	8,400 SF
YEAR BUILT	2002 - Remodeled in 2013
LOT SIZE	1.91 Acres
PID #	23-120-23-12-0015
ZONING	Commercial Preferred
SEATING CAPACITY	242 Occupancy
INTERIOR FINISHES	Hardwood Floors & Stone
KITCHEN INCLUDES	Fully furnished kitchen with 1 smoker, 1 walk-in refrigerator, 1 freezer & 1 beer cooler
FF&E	Turnkey opportunity See site for inventory
STRUCTURE	Log exterior with shake & flat roof
PARKING	107 stalls
POPULATION (5 MILE RADIUS)	2015 Estimate- 28,147 2020 Projection- 29,981
TRAFFIC COUNT	22,400 vehicles per day
PARKING	30 parking stalls + 1 handicap stall
2016 REAL ESTATE TAXES	\$42,826.06

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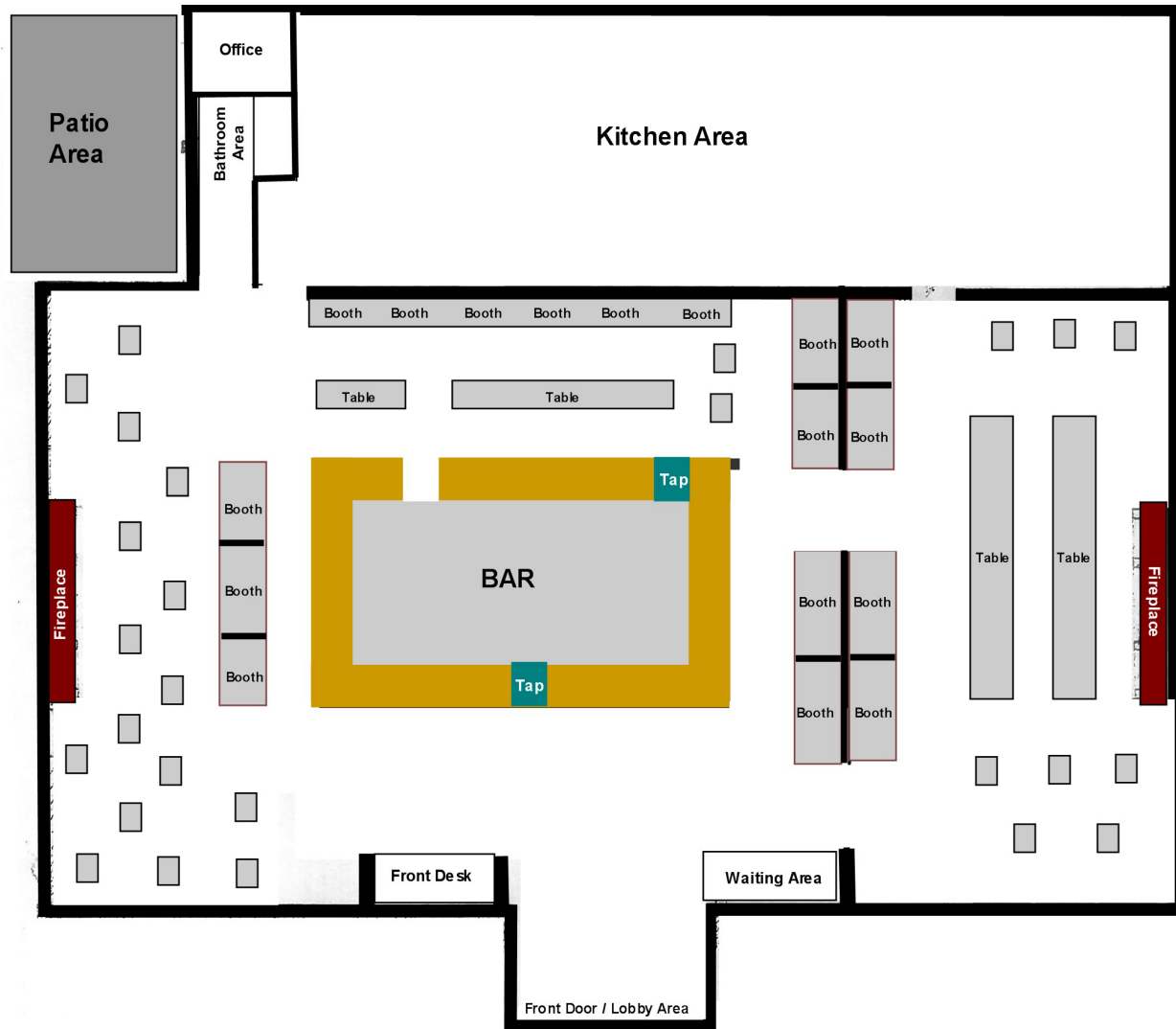
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FLOOR PLAN

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PHOTO GALLERY

FOR SALE - 8,400 SF Retail Building



Side Seating Area



Main Seating Area



Bar View



Banquet/Fireplace Room



Bar Area



Banquet/Fireplace Room

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PHOTO GALLERY

FOR SALE - 8,400 SF Retail Building



Lobby/Entry



Lobby/Entry



Kitchen



Smoker



Cooler



Kitchen

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OUTSIDE GALLERY

FOR SALE - 8,400 SF Retail Building



Front View



Patio Area



I-94 Frontage



Storage/Garbage Area

**Convenient location off I-94 in
Rogers with excellent visability and
signage!!!**



Aerial Shot

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