

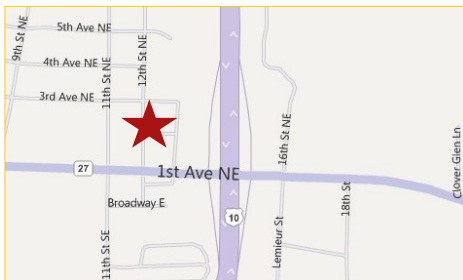
**4,685 SF Restaurant For SALE \$747,777**



**310-12th Street NE  
Little Falls, MN**

## **Modern Restaurant Facility with a Thriving Tenant in Place**

**Great income and investment opportunity!**



This 4,682 SF property features a fully-equipped kitchen with tile floor and two floor drains, a 15'x59' cold storage area, a drive-through window and an office. The public area has four separate dining rooms and separate men's and women's restrooms.

Conveniently located just off Highway 27 which connects a large residential area to Highway 10 commuter access in Little Falls. The .61 acre lot is nicely landscaped with a front lawn, finished curbs, and ample off-street parking.

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Contact:

**Ron Touchette** Broker

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7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

# 4,685 SF Restaurant For SALE \$747,777

**310—12th Street NE  
Little Falls, MN**

## Site Data



<b>Listing Price:</b>	\$747,777	
<b>Includes:</b>	Building, land	
<b>Location:</b>	310—12th Street NE Little Falls, MN 55345	
<b>PID Number:</b>	481836000 481837000 481838000 481839000	
<b>2011 Total Tax:</b>	481836000 — \$720.00 481837000 — \$8,992.00 481838000 — \$720.00 481839000 — \$1,026.00	
<b>Legal Description:</b>	BERG'S ADDN Lot-003 Block-007 BERG'S ADDN Lot-004 Block-007 BERG'S ADDN Lot-005 Block-007 BERG'S ADDN Lot-006 Block-007	
<b>Zoning:</b>	Business/Commercial	
<b>Utilities:</b>	Water	City water, connected
	Sewer	City Sewer, connected
	Fuel	Natural Gas
	Heat	Forced Air
<b>Number of Buildings:</b>	1	
<b>Number of Floors:</b>	1	
<b>Number of Units:</b>	Commercial	1
<b>Foundation Size:</b>	4,685 SF	
<b>Total SF</b>	4,685 SF	
<b>Acres</b>	.61	
<b>Building Type:</b>	Stucco / Brick Exterior	
<b>Year Built:</b>	2007	
<b>Parking:</b>	Off street parking	
<b>Occupied:</b>	No	
<b>Neighboring:</b>	Commercial and residential	
<b>General:</b>	Located near Hwy 10 & Hwy 27. Current Tenant for immediate income. Great restaurant and built in 2007. Large kitchen with tile floor. 4 separate dining areas and 3 phase elec. service.	

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## 55345 Demographics



## Community-at-a-Glance

County Seat:

**Morrison**

Population:

**32,717**

Median Age:

**39.6**

Average Family Size:

**2.76**

Median Single Family

Home Value:

**\$55,350**

Median Household Income:

**\$48,582**

Commute Time (minutes):

**24.4**

General Characteristics	Number	Percentage
Total population	32,717	—
<i>Male</i>	16,437	50.2
<i>Female</i>	16,280	49.8
Median age (years)	39.6	—
<i>Under 5 years</i>	2,231	74.9
<i>18 years and over</i>	24,507	75.3
<i>65 years and over</i>	5,113	15.6
Average household size	2.33	—
Average family size	2.76	—
Total housing units	15,771	—
Social Characteristics	Number	Percentage
Population 25 years and over	21,673	—
<i>HS graduate or higher</i>	—	86.3
<i>Bachelor's degree or higher</i>	—	14.1
Male, now married	7,884	60.4
Female, now married	7,423	57.2
Economic characteristics	Number	Percentage
In labor force	17,665	69.2
Mean travel time to work (minutes)	24.4	—
Median household income (dollars)	48,582	—
Median family income (dollars)	55,350	—
Per capita income (dollars)	23,031	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	10,882	—
<i>Median value (dollars)</i>	158,900	—
Median of selected monthly owner costs with mortgage (dollars)	1,203	—

\*2000 US Census Data

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## Summary

### Building features and amenities include:

- Modern, 2007 construction
- 4,685 SF restaurant facility on .61 acres
- Large kitchen with tile floor and two drains
- Four separate dining areas
- Men's and women's restrooms
- Drive through window
- 40-car parking lot
- Landscaped with front lawn, handicap ramps and finished curbs
- 3 phase electric service
- Convenient access to Highways 10 and 27
- Close to large residential areas
- Successful tenant already in place—immediate income producer!



The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions. Copyright 2011 ROCK SOLID Commercial.

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