

Retail Property

SAUK RAPIDS RESTAURANT

415 N BENTON DR, SAUK RAPIDS, MN 56379

FOR SALE



PROPERTY DESCRIPTION

Inventure Real Estate is pleased to present a unique restaurant opportunity for sale at 415 N Benton Dr, Sauk Rapids, MN 56379. This 8,837 square foot property offers a highly specialized and well-built-out space designed to support full-service restaurants, brewery, and entertainment concepts. The space features a main restaurant dining floor, designated area for a brewery, a full commercial kitchen, and two restrooms that creates a foundation for food and beverage operations. Additionally, second-level balcony seating to enhance guest experience. The space also has a elevator which services the main level, second level, and basement. The basement includes a large walk-in cooler and additional storage space for back-of-house operations. Located along North Benton Drive, the property benefits from strong visibility, accessibility, and proximity to both Sauk Rapids and the greater St. Cloud market. This property presents a rare chance for operators or investors seeking a distinctive restaurant property in a proven Central Minnesota location.

PROPERTY HIGHLIGHTS

- 8,837 square foot restaurant space available for sale
- Well located along Benton Drive North with strong visibility and accessibility including high traffic counts of 14,000+ vehicles daily
- Space features a main level dining area, designated brewery section, full commercial kitchen, full-service bar, second-level balcony seating, two restrooms, and a elevator servicing main, second-level, and basement floors
- Basement includes a large walk-in cooler and additional storage space
- Signage includes both monument and electronic panel
- Large private parking lot
- Specialized build-out for restaurants, breweries, and entertainment concepts

OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	8,837 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,790	42,989	55,247
Total Population	6,645	108,219	142,194
Average HH Income	\$83,040	\$81,740	\$87,820

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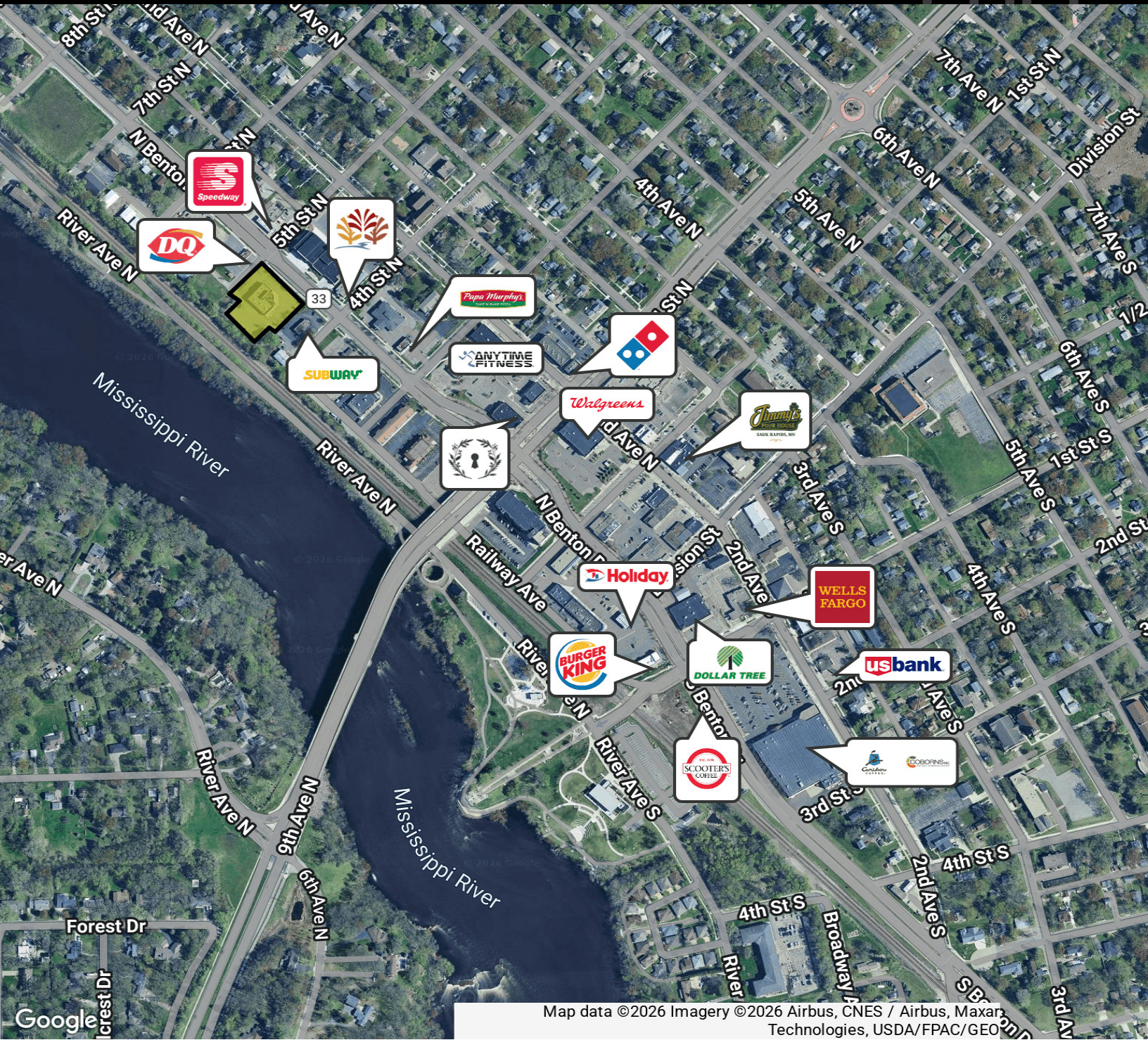


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