



The confident choice for buyers and sellers

Available for Acquisition

Commercial Real Estate
4165 W Broadway, Robbinsdale, MN 55422
\$2,975,000



Presented by:

Robert Warrick

Phone: 952.564.3817 Office 612.269.7086 Mobile
rwarrick@calhouncompanies.com



4165 West Broadway, Robbinsdale MN
Confidential Real Estate Review

PURPOSE AND DISCLAIMER

This Confidential Real Estate Business Review is intended to acquaint a prospective purchaser with preliminary information regarding a Company whose business is currently available for acquisition, sale or merger.

The information and exhibits contained in the Confidential Review have been obtained primarily from the Company. Although the Company believes the data to be a fair representation of the company's activities, its completeness or accuracy cannot be guaranteed.

Any representations or warranties with respect to the business or the property of the Company shall be contained in a definitive agreement, negotiated in good faith, and mutually agreed upon between the Company and the prospective purchaser.

This Confidential Review is to be furnished only to prospective buyers having signed a Confidentiality Agreement and having made a specific request for information regarding the Company for the purpose of determining any interest in submitting an offer to acquire the Company or its business. Each prospective purchaser is responsible for the performance and expense of the due diligence review prior to any acquisition.

The information contained in this Confidential Review, including but not limited to the executive summary, assets descriptions, corporate history, organization, facilities have been supplied by the Company as described. This information has not necessarily been audited or independently confirmed and no representation, expressed or implied are made as to its accuracy or completeness or the conclusions drawn. The parties providing such information shall in no way be responsible for the content, accuracy and truthfulness of such information. All representation shall be made solely by the Company as set forth in a signed acquisition agreement or purchase contract, which agreement or contract shall control as to representations and warranties, if any. By requesting this Confidential Review, the recipient acknowledges the responsibility to perform a due diligence review prior to any acquisition of or business combination with the Company.

Contact Info
Robert Warrick
Phone: 952.564.3817
Email: rwarrick@calhoouncompanies.com

Calhoun Companies
7600 Parklawn Ave., Suite 225
Minneapolis, MN 55435
www.CalhounCompanies.com



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AVAILABLE FOR ACQUISITION REAL ESTATE

Description

- 21,000 sq ft tax parcel with 12,000 sq ft of temperature controlled open design inside space consisting of 2 buildings that can be used or configured as you desire
- Buildings right on main street Robbinsdale with 2 separate entries
- Buyer(s) will inherit updated HVAC, newer remodel, and endless opportunity
- In warmer months there are 5 garage doors (3 can legally open), and an outdoor patio to enjoy the fresh air
- The main building has a lower-level banquet room and is great for weddings and events looking up through the open floor
- Space is configured for a food and beverage business, Wicked Wort Brewery, and buyer(s) may wish to keep all equipment and assets "as is" at their discretion
- Today, property includes a solo occupancy in each building but could be converted to multi-tenant
- Vintage buildings have been completely gutted and remodeled in last decade, yet preserved to incorporate the classic environment
- The front street view of the brick buildings have been preserved to create the main street feel from the old days

HISTORY

The Carlyle Group LLC is owner of the property. Over a decade ago, they purchased several classic main street buildings, completely gutting, reinforcing, retrofitting and refurbishing, yet preserving their historic charm and value the buildings had to offer. The Wicked Wort Brewery has been home since 2014 to much fanfare in Robbinsdale MN, right on vibrant main street. The business is not for sale, but the assets, equipment and furnishings are included if a buyer wishes to maintain.

The property is in the Minneapolis suburb of Robbinsdale, about 1 mile east of highway 100. 4165 W Broadway Ave, Robbinsdale, MN 55422. Approximately 10 minutes from downtown Minneapolis, located near highway 100 access.

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PID	0602924240154
Address	4165 West Broadway, Robbinsdale, MN 55422
Owner/Taxpayer	
Owner	Carlyle Group Llc
Taxpayer	CARLYLE GROUP LLC 4165 W BROADWAY AVE ROBBINSDALE MN 55422
Tax Parcel	
Parcel Area	0.5 acres 21,833 sq ft
Torrens/Abstract	Abstract
Addition	Parkers 1st Addn To Robbin Park
Lot	
Block	001

The 2 buildings include approximately 1 parcel area of 21,800 square feet. This acquisition includes supplies storage, freezer and cold storage, kitchen areas and office. There is a proposed Blue Line light rail extension nearby that will increase development and customer penetration in the area. It is unknown if it will gain final approval at time of this publication. It will likely bring economic and beneficial growth to the business district.

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Partial Asset List Included in Sale – Value \$475,500

20+ kegs
8 Fermentors
8 Serving tanks
Mill - Chain Disk system (RMS)
Grist Case
Brewhouse/Hot liq tank/Cold liq tank - Entire Brewhouse (DME)
Cooler- All serving tanks inside cooler
Brew lab room
Laundry room (washer & dryer)
4 Bars - 4 Tap towers (10taps each)
1 - 2 tap tower kegerator
1 Jockey Box / 4 taps
2 Large Event tents(offsite)
1 Large tent (parking lot events), 1 Smaller tent (patio area if needed)

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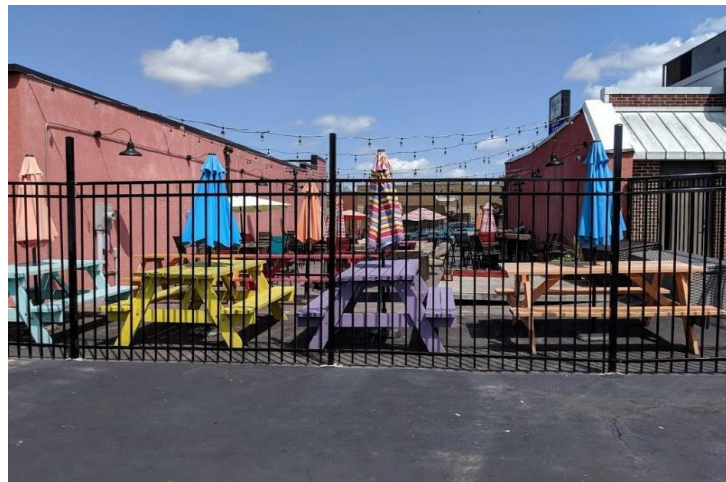
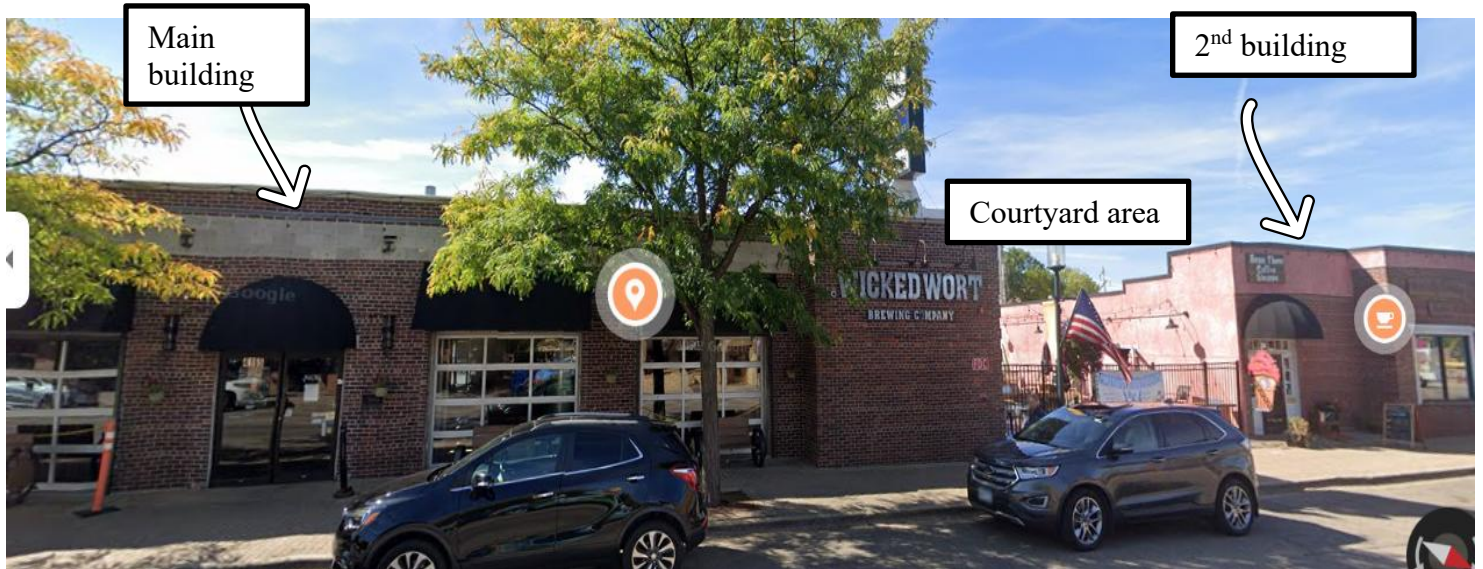
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Keg washer
Growler washer
Crowler canner
Boiler (Allied)
Chiller (ICS)
2 fryers
Large oven with stove top 1 small oven with flat top
Salamander
Tall Fridge
Worktable fridge
Food prep/fridge
Large Freezer
Tall Freezer
Work table freezer
Dishwasher (rented from Ecolab)
Worktable/ crowler fridge
Tall crowler/growler fridge
LaMarzocco 2 basket automatic espresso machine
Lamarzocco swift dual grinder
Bunn bulk grinder
2 worktable Fridge
Avantco curved glass bakery display case refrigerated
Double 3 gallon bowl ref. beverage dispenser
Curtis 12 cup coffee brewer with 3 lower warmers (15 Coffee Pots)
Commercial toasters
Programmable touchpad - 64oz commercial blender
Eight flavor ice cream dipping case
5 Clothing racks
Shelving/tables ect.
5 POS systems
Safe
Sound system
9 - 60" round event tabs
90 - white event chairs
7 Large TV's
1 Large theater screen w/projector
1 Inflatable theater screen projector
1 - tall 6 tap fridge that is located in new event space

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Views from main floor
looking down at



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Main/Lower Levels Event Set Up



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