

SALE BROCHURE

The Guest House | Mixed-Use Hospitality Opportunity Near Lake Minnetonka

371 WATER ST

Excelsior, MN 55331

PRESENTED BY:

EDWARD RUPP

Phone: 952.820.1634

edward.rupp@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,950,000
GROSS SQUARE FOOTAGE:	6,323 SF
PRICE PSF:	\$308.39/SF
THE GUEST HOUSE:	Up to 17 Guests
CARRIAGE HOUSE:	Up to 9 Guests
SLEEPS:	24 Guests
APN:	3411723140071
LISTING WEBSITE:	northco.com
BUSINESS WEBSITE:	theguesthousemn.com

PROPERTY OVERVIEW

SVN | Northco is pleased to present, as exclusive advisor to ownership, the listing of The Guest House, a highly-visible mixed-use owner-user and hospitality opportunity in the heart of downtown Excelsior, Minnesota, just steps from scenic Lake Minnetonka ("Property").

Originally built in 1858 as a single-family estate, and now run for several decades as several very popular vacation rentals, this beautifully restored historic Victorian Italianate home blends timeless character with modern accommodations, offering seven bedrooms and seven bathrooms that comfortably host up to 17 guests. For larger groups, the adjacent Carriage House expands the property to a total of 10 bedrooms and accommodations for up to 24 guests.

Featured on the reality series Miss INNdependent, The Property has become a premier destination for family gatherings, weddings, retreats, and special events, all within walking distance of Excelsior’s vibrant downtown dining, shopping, and waterfront attractions.

Financials and other due diligence materials are available with an executed NDA.



SALE HIGHLIGHTS

- Boutique owner-user / hospitality property located in the heart of Excelsior, Minnesota, just steps from Lake Minnetonka and within walking distance of downtown shops, restaurants, and more
- Potential for a combination of retail/commercial and hospitality uses, including operating a destination retail concept, showroom, studio, wellness business, professional office, or similar use while retaining lodging income
- Offered at approximately \$308 PSF, the Property provides an attractive basis for an owner-user seeking a distinctive downtown Excelsior asset with numerous revenue streams
- Since acquiring the property in 2021, ownership has invested approximately \$342,000 into capital improvements. The Property benefits from updated electrical and plumbing systems, updated roofing and boiler components, updated bathrooms, select updated windows, refreshed exterior finishes, and extensively renovated and refurnished interiors.
- Historic Victorian Italianate home originally built in 1858 and thoughtfully restored to blend timeless charm with modern amenities
- Multiple buildings and distinct interior areas allow uses to be separated
- The Property Sleeps: 17 Guests (Main House) | 9 Guests (Carriage House) | Sleeps a total of 24 Guests
- The Main House features seven bedrooms and seven bathrooms in a spacious, upscale setting
- The Property includes the adjacent Carriage House, expanding the property to a total of 10 bedrooms and sleeping capacity for up to 24 guests
- Well-suited for family reunions, corporate retreats, weddings, bridal parties, and other private group gatherings with multiple indoor and outdoor gathering spaces
- Recognized for its unique character and featured on the television series Miss INNdependent, enhancing its visibility and appeal as a destination property

SALE HIGHLIGHTS - CONTINUED

PROPERTY HIGHLIGHTS

- Turnkey lodging opportunity with professionally designed accommodations, landscaped grounds, and a strong presence in the Twin Cities hospitality market
- Prime location near Lake Minnetonka marinas, beaches, parks, trails, and year-round community events, offering guests convenient access to one of Minnesota's premier leisure destinations
- Clean, well-maintained grounds with vibrant landscaping that is inviting for all guests
- Repeat clientele with excellent online reviews and high ratings
- PID: 3411723140071
- Business Website: <https://www.theguesthousemn.com/>
- Located in Hennepin County, MN
- The sale includes the land and improvements, FF&E, and substantially all assets associated with the existing hospitality business



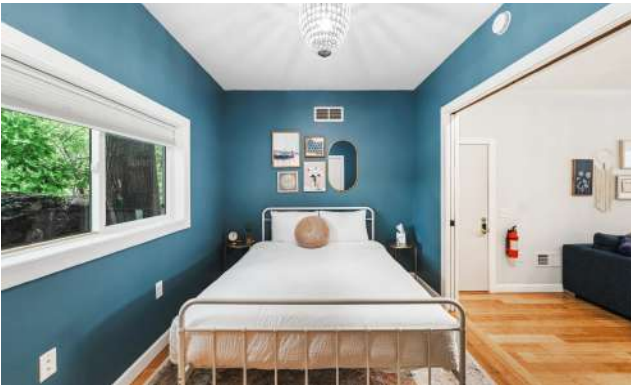
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS - THE GUEST HOUSE



ADDITIONAL PHOTOS - THE CARRIAGE HOUSE



LOCATION OVERVIEW



EXCELSIOR, MINNESOTA

Excelsior, Minnesota, is a historic lakeside community situated on the southern shores of Lake Minnetonka, one of the Twin Cities' premier recreational destinations. Just 20 minutes west of downtown Minneapolis, Excelsior combines small-town charm with upscale amenities, offering visitors easy access to boating, beaches, scenic trails, shopping, dining, and year-round events. Founded in 1853 as a resort destination, the city has maintained its rich history while evolving into one of the most desirable communities in the Minneapolis metropolitan area.

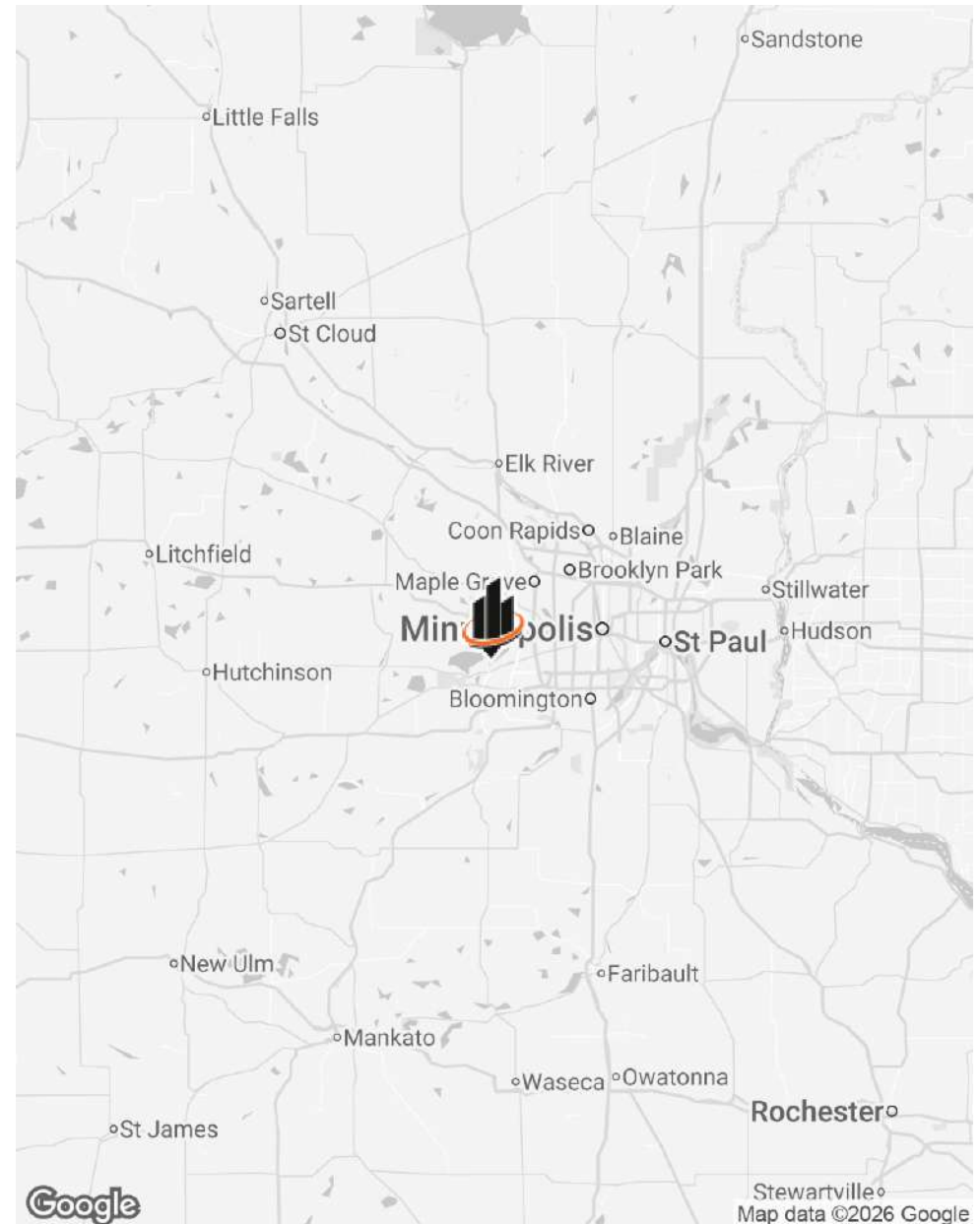
The walkable downtown district features boutique shops, award-winning restaurants, breweries, coffee shops, art galleries, and waterfront parks, making it a favorite destination for both locals and tourists. Visitors can enjoy Lake Minnetonka through boating, paddleboarding, fishing, and cruises aboard the historic Steamboat Minnehaha, while nearby trails and public spaces provide abundant opportunities for outdoor recreation and community events throughout the year.

Excelsior's prime location on Lake Minnetonka and its proximity to the Twin Cities make it an ideal destination for weekend getaways, weddings, family gatherings, and corporate retreats. The community is approximately 20 miles from downtown Minneapolis, 30 miles from downtown Saint Paul, 25 miles from Minneapolis-Saint Paul International Airport, and within a day's drive of major Midwest markets including Rochester, Duluth, Des Moines, and Madison.

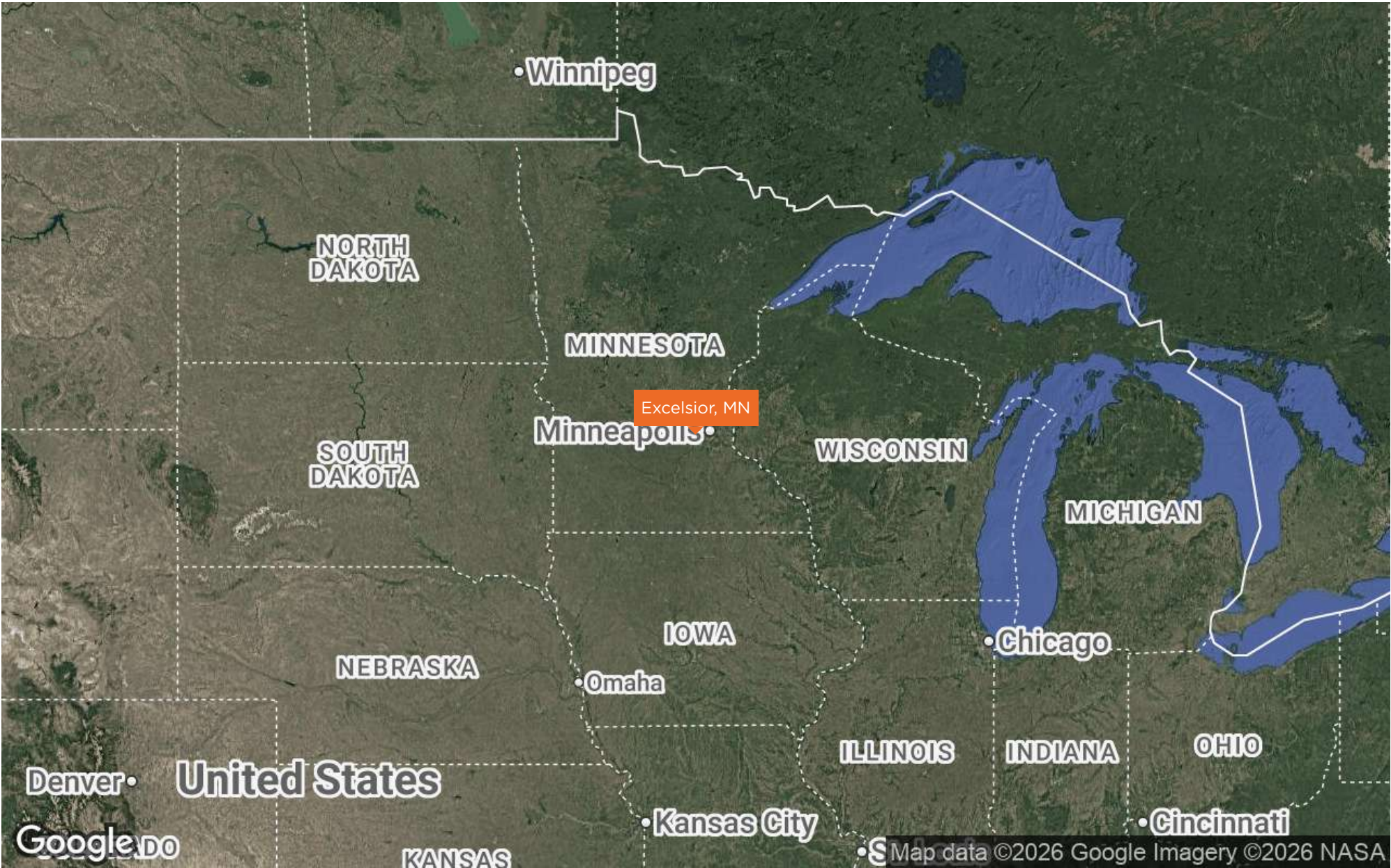
LOCATION OVERVIEW

TWIN CITIES, MN

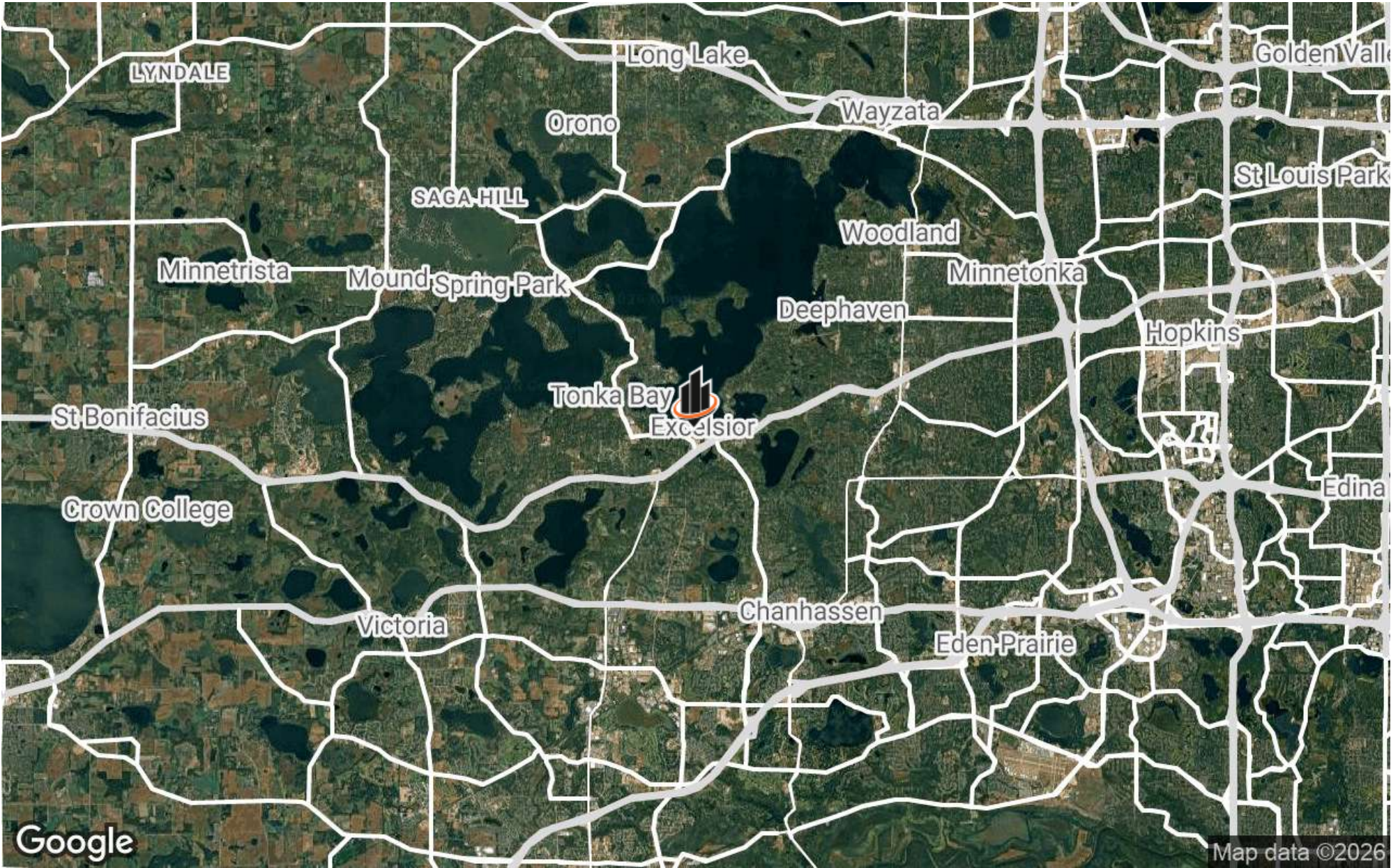
- The Twin Cities, comprised of Minneapolis and St. Paul, form the largest metropolitan area in Minnesota and one of the Midwest's leading economic, cultural, and recreational hubs. Home to a thriving business community, world-class arts and entertainment, professional sports, and extensive park systems, the region offers an exceptional quality of life and attracts millions of visitors each year.
- **Population:** The Minneapolis–St. Paul metropolitan area is home to approximately 3.8 million residents, making it the 16th largest metropolitan area in the United States and the economic center of the Upper Midwest.
- **Economic Hub:** The Twin Cities are home to one of the nation's strongest economies and boast the headquarters of numerous Fortune 500 companies, including Target, Best Buy, UnitedHealth Group, 3M, General Mills, Ecolab, U.S. Bancorp, C.H. Robinson, Xcel Energy, and Medtronic. The region is a leader in healthcare, finance, manufacturing, technology, retail, and corporate innovation.
- **Arts & Culture:** The region is nationally recognized for its vibrant arts scene, featuring renowned institutions such as the Walker Art Center, Minneapolis Institute of Art, Guthrie Theater, Ordway Center for the Performing Arts, and the Science Museum of Minnesota.
- **Professional Sports:** The Twin Cities are home to all five major professional sports leagues, including the Minnesota Vikings (NFL), Minnesota Twins (MLB), Minnesota Timberwolves (NBA), Minnesota Wild (NHL), and Minnesota United FC (MLS). The area also hosts numerous collegiate sporting events and national tournaments.
- **Lakes & Outdoor Recreation:** Known as the "Land of 10,000 Lakes," the region features an extensive network of parks, trails, and waterways. Residents and visitors enjoy boating, kayaking, paddleboarding, fishing, cycling, hiking, and cross-country skiing throughout the year.
- **Dining & Entertainment:** The Twin Cities offer an award-winning culinary scene with hundreds of locally owned restaurants, breweries, distilleries, coffee shops, and rooftop venues. Entertainment options include live music, theaters, professional performances, casinos, nightlife, and nationally recognized shopping destinations.



REGIONAL MAP



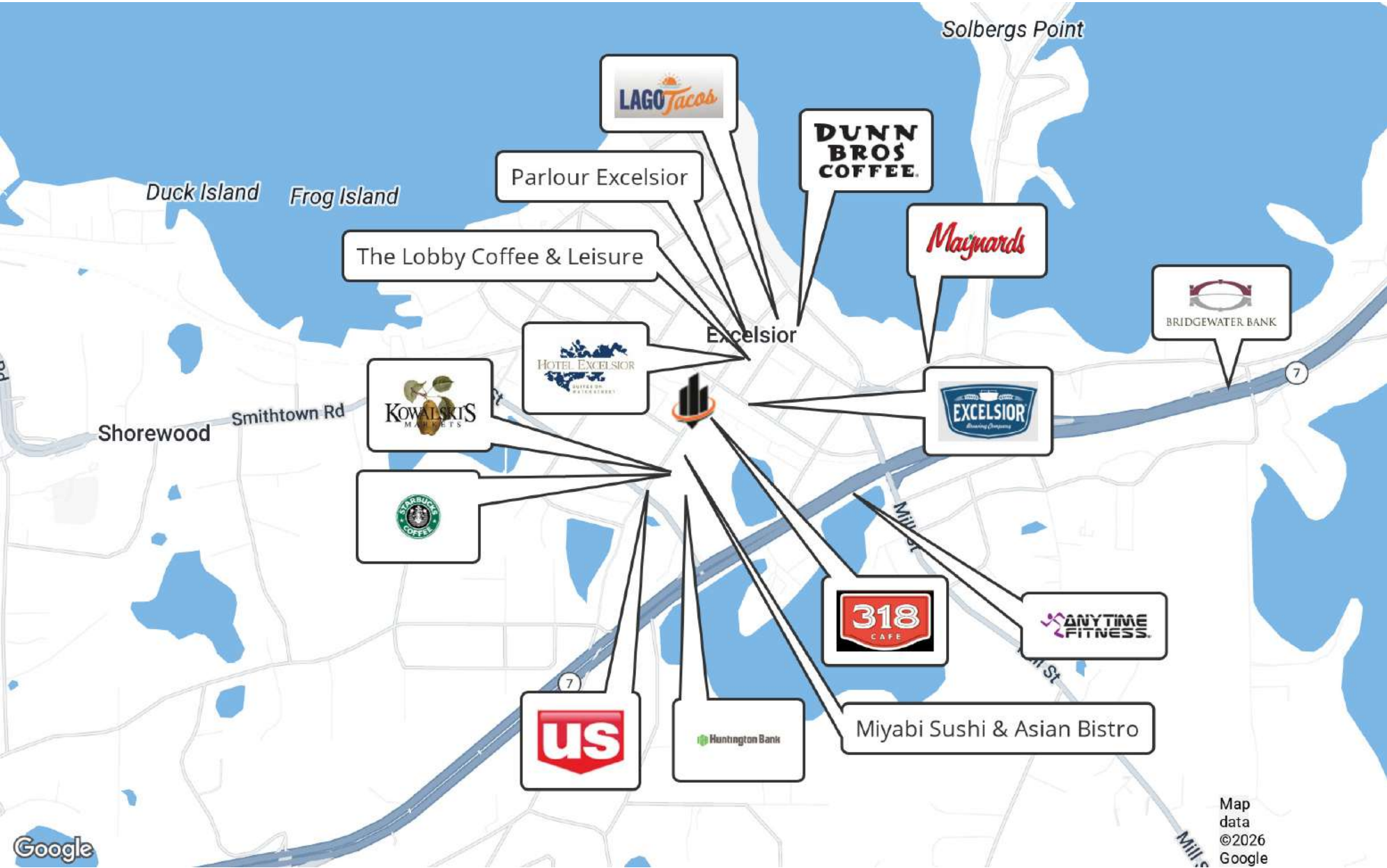
LOCATION MAP



PARCEL MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION 25 MILES 50 MILES 100 MILES

TOTAL POPULATION	2,481,347	3,740,693	4,953,494
AVERAGE AGE	38.8	39.2	39.6
AVERAGE AGE (MALE)	37.9	38.3	38.8
AVERAGE AGE (FEMALE)	39.5	39.9	40.2

HOUSEHOLDS & INCOME 25 MILES 50 MILES 100 MILES

TOTAL HOUSEHOLDS	1,007,639	1,475,164	1,960,474
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$129,889	\$128,334	\$120,893
AVERAGE HOUSE VALUE	\$413,325	\$398,056	\$364,461

2023 American Community Survey (ACS)

