

# FRIENDS BAR & GRILL

236 2ND AVE SOUTH

Waite Park, MN 56387



Sale Price

**\$125,000**

## OFFERING SUMMARY

Building Size: 2,967 SF

Price / SF: \$42.13

## PROPERTY OVERVIEW

Tired of working for somebody else? Here is an opportunity to own your own business. This is a turnkey business opportunity for the right experienced operator. This neighborhood bar/grill is well established and has a long history of success. CALL TODAY FOR ADDITIONAL INFORMATION OR A PERSONAL SHOWING.

## LOCATION OVERVIEW

LOCATION: St Cloud Area

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,083	21,432	41,409
Total Population	6,306	49,450	98,822
Average HH Income	\$48,462	\$61,329	\$63,603

## PROPERTY WEBSITE

[Click Here](#)

**Michael Schmitt**

Broker

O: 320 251 1177 | C: 320 291 0045

mike@cbcorion.com



**COLDWELL BANKER  
COMMERCIAL**

**ORION REAL ESTATE  
ADVISORS**

# FRIENDS BAR & GRILL 236 2ND AVENUE SOUTH

Waite Park, MN 56387



## LOCATION DESCRIPTION

LOCATION: St Cloud Area

## DESCRIPTION

HOURS: 11 AM until midnight 6 days/week. 11:00 AM until 5:00 on Sun.

MONTHLY LEASE PAYMENT: \$4200

INVENTORY AMOUNT: APPROX \$10,000

ASKING PRICE: \$175,000 plus inventory.

TERMS: Cash or possible seller financing to qualified buyer.



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