

# FOR SALE

## OLD CREAMERY RESTAURANT & CATERING

405 E. Main Street, Rice, MN 56367



### OFFERING SUMMARY

Sale Price:	\$695,000
Building Size:	4,400 SF
Price / SF:	\$157.95
Year Built:	1950

### PROPERTY OVERVIEW

This fully equipped restaurant offering consists of one 4,400 SF building with seating for over 140. Large 1.4+/- acre parcel with ample parking and room for building expansion, or possibility of splitting the parcel to allow another commercial development on the site. Many improvements made over the years including; new POS system, steel roof, and much more. Minimal competition in the immediate area.

Rare opportunity to acquire this popular dining establishment conveniently located on Highway 10 corridor. Ideal for experienced operator to take this long-time established business to the next level. Current owner will assist new owner in transition.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	243	2,587	12,178
Total Population	685	6,567	31,038
Average HH Income	\$83,749	\$91,281	\$95,543

**Mark Maetzold**  
320 251 1177



**COLDWELL BANKER  
COMMERCIAL**  
ORION REAL ESTATE  
ADVISORS

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### PROPERTY DESCRIPTION

CBC Orion Real Estate Advisors is pleased to offer for sale Old Creamery Restaurant & Catering in the growing community of Rice, MN. This fully equipped restaurant offering consists of one 4,400 SF building with seating for over 140. Large 1.4+/- acre parcel with ample parking and room for building expansion, or possibility of splitting the parcel to allow another commercial development on the site. Many improvements made over the years including; new POS system, steel roof, and much more. Minimal competition in the immediate area.

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### LOCATION DESCRIPTION

Restaurant is conveniently located on the Highway 10 corridor between Saint Cloud and Brainerd. Neighboring businesses Holiday, Westside Liquor, Pine Country Bank and others.



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