



FORMER BREWERY + APARTMENTS FOR SALE OR LEASE



248 N. River Street, Delano, MN 55328

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BUSINESS OVERVIEW

HIGHLIGHTS

Fully equipped brewery w/ apartments for sale! Located in downtown Delano. Brewery is currently closed, but formerly operated as Lupine Brewing Company.

Asking Price

\$650,000 real estate
\$350,000 brewery & equipment

Asking Rent

Negotiable



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Lupine Brewing Company

Equipment List

Brewing System

Brewhouse - 20 BBL 2 Vessel Auto (Steam)
Hot/Cold Blending Assembly
Wort Aeration Assembly
External Wort Grant
Portable Transfer Pump
40 BBL Hot Liquor Tank
40 BBL Cold Liquor Tank
Hot/Cold Liquor Pump
Hot/Cold Liquor Piping & Fittings
16 Tank Glycol Temp Control Panel
4 - 20 BBL Fermentation Tanks (Top Manway)
2 - 20 BBL Brite Tank (Top Manway)
3 - 3 BBL Fermentation Tanks (Top Manway)
3 - 3 BBL Brite Tanks
5 BBL Mash Tun
13 RTD Sensors
Hoses/Tri Clamps/Gaskets
Grist Mill
Grist Mill Case
50' Flex Auger System
Filtration System
Crowler Seamer

Steam/Temperature Control

Rite 120s Low Pressure Boiler
ICS OC 15HP Glycol Unit

Storage

7 X 14 Cold Storage
6 X 6 Cold Storage
6 X 4 Tap Cold Storage

Kegs

96 - 1/2 BBL Kegs
36- 1/4 BBL Kegs
32 - 1/6 BBL Kegs
DME 4 Head Keg Washer

Tap Room

POS System/Cash Drawer
Glassware
Tables/Chairs
Patio Furniture
Glassware Racks
12 Line Beer Taps, Glass Rinser, & Line Chiller

Events

10 x 20 Branded Tent
10 x 10 Branded Tent
Portable Jockey Box
Branded Jockey Box

Miscellaneous

Fork Lift

PROPERTY FEATURES



SQUARE FEET

Main floor 4,987 sq. ft.



LOT SIZE

.18 acres



CAPACITY

Approx. 75

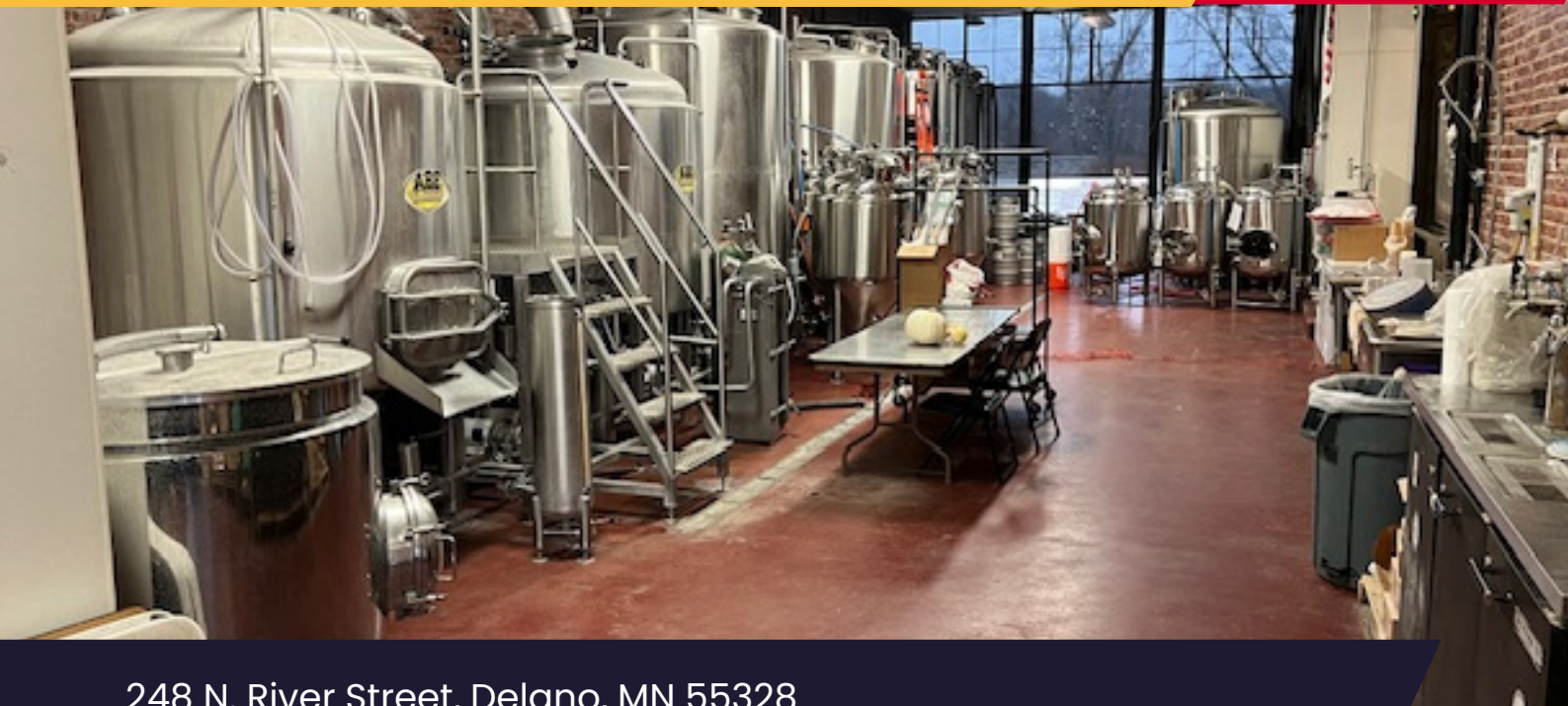


PARKING

Street + 2 parking stalls in back

Fully equipped brewery w/ apartments for sale! Located in growing downtown Delano. Brewery is currently closed, but formerly operated as Lupine Brewing Company. 4,987 total sq. ft. on main floor, over half the main floor is used for production w/ walk-in coolers, draft system, Brewhouse - 20 BBL 2 Vessel Auto (Steam), storage and other half contains Tap Room. Remodeled 2015. 5 finished apartments plus opportunity to finish the 6th for additional rental income upstairs. Physical floor plans available upon request. 2023 property taxes \$7,474.

TURNKEY BREWERY+APARTMENTS



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PHOTOS



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LOCATION HIGHLIGHTS



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DEMOGRAPHICS

Figures prepared from esri



Traffic Counts



	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	3,981	8,861	16,999
Median Household Income	\$101,230	\$110,130	\$106,172
Average Household Income	\$115,156	\$138,398	\$139,167

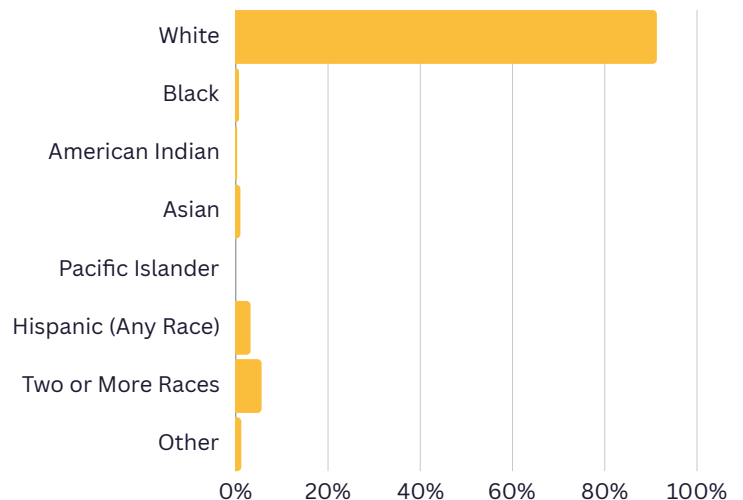


AREA BUSINESSES

Landscape Structures Inc
Trelleborg Healthcare and Medical
Coborn's Grocery Store Delano
Delano Public Schools
Industrial Louvers, Inc
Arctic Fox LLC
Solar Plastics Inc
Calbrandt
Modern Molding
CorTrust Bank
Stahlke Bus Service
Tuffy's Treat Company



2023 RACE AND ETHNICITY



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AGENCY DISCLOSURE

Minnesota law requires that early in any relationship, real estate brokers or salespersons discuss with consumers what type of agency representation or relationship they desire (1). The available options are listed below. This is not a contract. This is an agency disclosure form only. If you desire representation, you must enter into a written contract according to state law (a listing contract or a buyer representation contract). Until such time as you choose to enter into a written contract for representation of assistance, you will be treated as a customer of the broker or salesperson and not represented by the brokerage. The buyer or salesperson would then be acting as a Seller's Broker (See paragraph I below). Or as a non-agent (see paragraph IV below).

- I. **Seller's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker, Represents the Seller and acts on behalf of the Seller. A broker or salesperson working with a Buyer may also act as a subagent of the Seller, in which case the Buyer is the broker's customer and is not represented by the broker. A Seller's broker owes in the Seller the fiduciary duties described below (2). The broker must also disclose to the Buyer any material facts of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. If a broker or salesperson working with a Buyer as a customer is representing the Seller, he or she must act in the Seller(s) interest and must tell the Seller(s) any information disclosed to him/her. In that case, the Buyer will not be represented and will not receive advice and counsel from the broker or salesperson.
- II. **Buyer's Broker:** A broker may enter into an agreement for the broker or salesperson to represent and Act on behalf of the Buyer. The broker may represent the Buyer only, and not the Seller, even if s/he is being paid in whole or in part by the Seller. A buyer's broker owes to the Buyer the fiduciary duties described below (2). The broker must disclose to the Buyer any material facts of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property.
- III. **Dual Agency. Broker Representing both Seller and Buyer:** Dual agency occurs when one broker or Salesperson represents both parties to a transaction, or when two salespersons licensed to the same broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and means that the broker and salesperson owe the same duties to the Seller and the Buyer. This role limits the level of representation the broker and salesperson can provide, and prohibits them from acting exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose specific information about him or her. Other information will be shared. Dual agents may not advocate for one party to the detriment of the other (3) within the limitations described above, dual agents owe to both Seller and Buyer the fiduciary duties described below that Dual agents must disclose to Buyers any material facts of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property.
- IV. **Non-agent:** A broker or salesperson may perform services for either party as a non-agent if that party signs a non-agency services agreement. As a non-agent the broker or salesperson facilitates the transaction, but does not act on behalf of either party. THE NON-AGENT BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY DUTIES LISTED BELOW, UNLESS THOSE DUTIES ARE INCLUDED IN THE WRITTEN NON-AGENCY SERVICES AGREEMENT. The non-agent broker or salesperson owes only those duties required by law or contained in the written non-agency agreement.

ACKNOWLEDGMENT: I/We acknowledge the I/We have been presented with the above described options. I/We understand that Buyers who have not signed a Buyer representation contract or non-agency services agreement are not represented by the broker/salesperson and information given to the broker/salesperson will be disclosed to the seller. I/We understand that written consent is required for a dual agency relationship. This is a disclosure only, NOT a contract for representation.

Seller _____ Date _____

Buyer _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

(1) This disclosure is required by law in any transaction involving property occupied or intended to be occupied by one to four families as their residence.

(2) The fiduciary duties mentioned above are listed below and have the following meanings

Loyalty - Broker/salesperson will act only in client(s) best interests.

Obedience - Broker/salesperson will carry out all client(s) lawful instructions.

Disclosure - Broker/salesperson will disclose to client(s) all material facts of which Broker/salesperson has knowledge which might reasonably affect the client's rights and interests.

Confidentiality - Broker/salesperson will keep client(s) confidences unless required by law to disclose specific information (Such as disclosure of material facts to Buyers).

Reasonable Care - Broker/salesperson will use reasonable care in performing duties as an agent.

Accounting - Broker/salesperson will account to client(s) for all clients(s) money and property received as agent.

(3) If the Seller(s) decides not to agree to a dual agency relationship. Seller(s) may give up the opportunity to sell the property to Buyers represented by the broker/salesperson. If Buyer(s) decides not to agree to a Dual agency relationship, Buyer(s) may give up the opportunity to purchase properties listed by the broker.