



THE JOINT- TAVERN & EATERY FOR SALE



26838 US-169, Aitkin, Minnesota 56431

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BUSINESS OVERVIEW

HIGHLIGHTS

This tavern eatery is a turn-key bar and grill. With over three acres in the heart of lake country, the property is situated in central Minnesota on Highway 169 – a popular destination for outdoor enthusiasts, vacationers, and locals alike.

A rare opportunity to own a freestanding building, an established business, and a local favorite. Known for the welcoming atmosphere, great food and drinks, and sincere hospitality, the property features a cozy dining area, full bar and kitchen, gaming revenue, and the opportunity to add living quarters for additional income. The owner has invested approximately \$350,000 into recent improvements, including a new dining area, bathrooms, kitchen expansion, and building improvements.

On-site living quarters and additional revenue opportunity possible by converting the current office space into living accommodations (previously a living area).

Endless expansion opportunities, including outdoor entertainment, with ample parking and easy access.

Asking Price	\$850,000, includes business and real estate
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Gross Revenue	\$950,000
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Inventory	\$35,000, not included in asking price
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Property Taxes	\$5,194 (parcel #11-0-028801)
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PROPERTY FEATURES

SQUARE FEET



Approximately 4,400 on main floor

Upstairs (Potential Living Area with Additional Square Footage):
Office, Storage, and Bathroom



PARKING

Ample Parking



LOT SIZE

3.67 acres



CAPACITY

Approximately 150



The Joint was the perfect stop for a Walleye sandwich!! Thanks for the great meal and laughs!

- Google Review

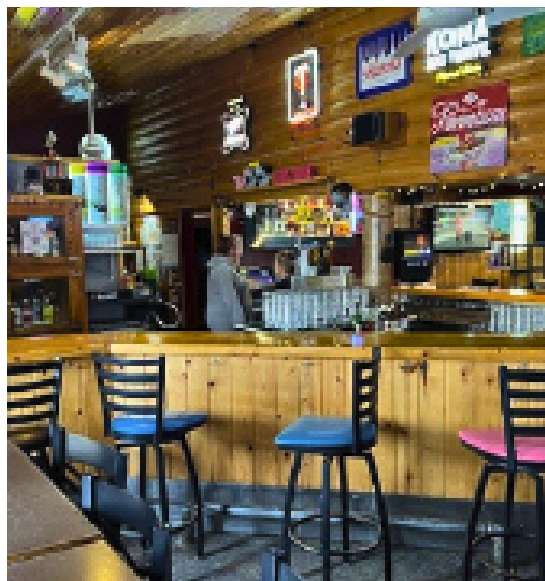
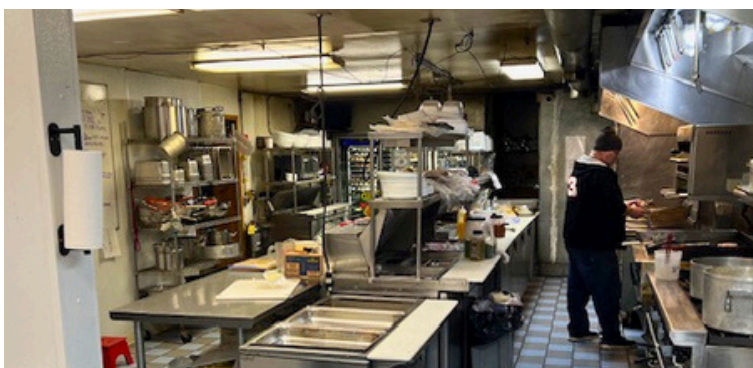


BEAUTIFUL, SPACIOUS DINING AREA



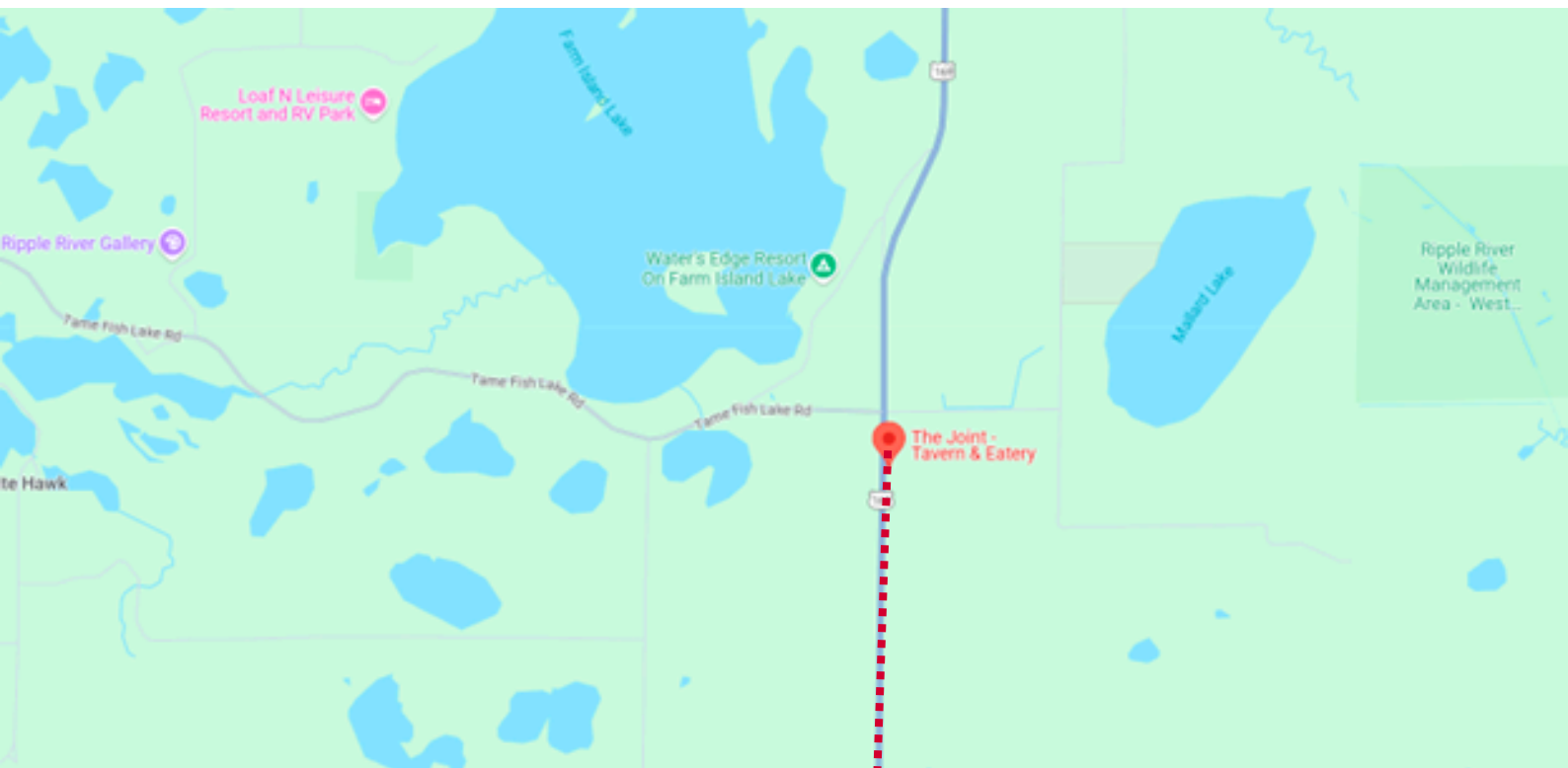
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PHOTOS



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LOCATION HIGHLIGHTS



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DEMOGRAPHICS

Figures prepared from esri



TRAFFIC COUNT: 2,500: US Hwy 169 250th Street (0.17 Miles North)

	1 Mile Radius	5 Mile Radius	10 Mile Radius
Population	57	1,720	9,752
Median Age	63.8	62.6	57.2
Median Household Income	\$60,078	\$68,925	\$69,043
Average Household Income	\$87,473	\$95,389	\$91,947

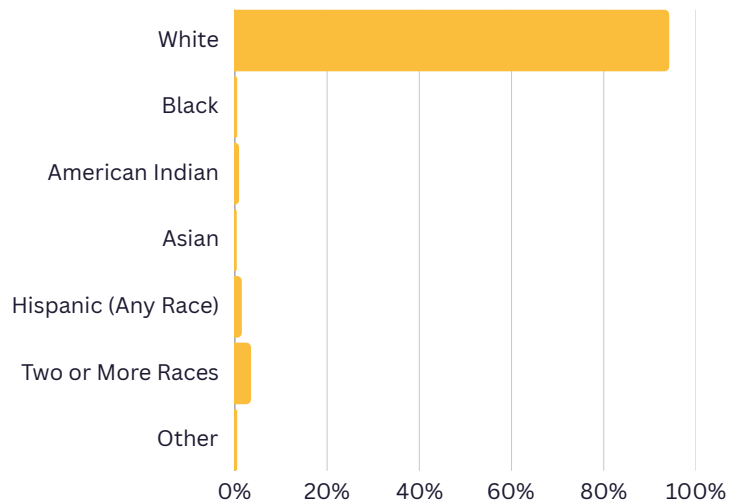


AREA BUSINESSES

HSN Motor Freight
R & R Landscaping & Tree Service
Deerwood Bank
Geo's Painting & Finish
Holiday Stationstores
Country Inn Deerwood
Dutch's Electric
Cuyuna Rolling Hills Golf Course
Ruttger's Bay Lake Lodge
River Oaks Dental
Deerwood Rice & Grain Processing
Paulbeck's County Market



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.