

MAVERICK'S WOOD GRILL

FOR SALE



11328 West River Road, Champlin, Minnesota 55316

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BUSINESS OVERVIEW

HIGHLIGHTS

Long-established, highly sought-after restaurant with bar and patio for sale, just one block from the Mississippi River along the scenic West River Road and only 15 miles north of Minneapolis. Formerly operated as Maverick's Wood Grill for over 20 years, this well-known location is ready for a new operator with fresh ideas.



The building features a full bar with dedicated seating, a private dining area, and a patio with fireplace — with potential to expand the outdoor space to increase seasonal capacity.

This is a rare opportunity to acquire a well-known site in a high-traffic area with strong community presence and growth potential.

Asking Price

\$1,200,000, includes equipment and real estate

Property Tax Assessments

\$19,520.98 (Parcel# 33-120-21-13-0042)

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PROPERTY FEATURES



SQUARE FEET

3,250



LOT SIZE

.79 acres



CAPACITY

135 + patio



PARKING

Expansive paved lot

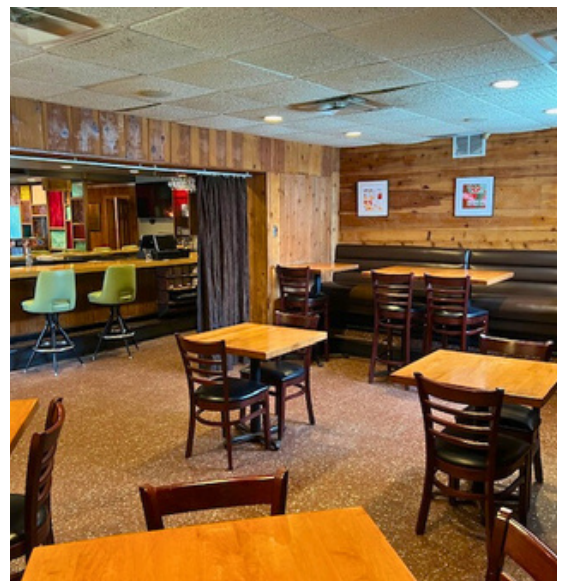
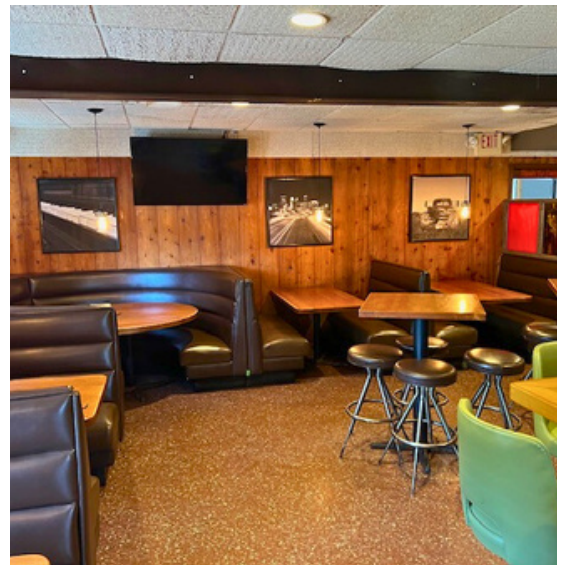
The property has excellent visibility, easy access, and convenient parking with an expansive paved lot. Well-equipped with restaurant equipment in typical used condition (normal wear and tear), providing a solid foundation for a new concept.

FREESTANDING FULLY EQUIPPED RESTAURANT BAR W/ PATIO



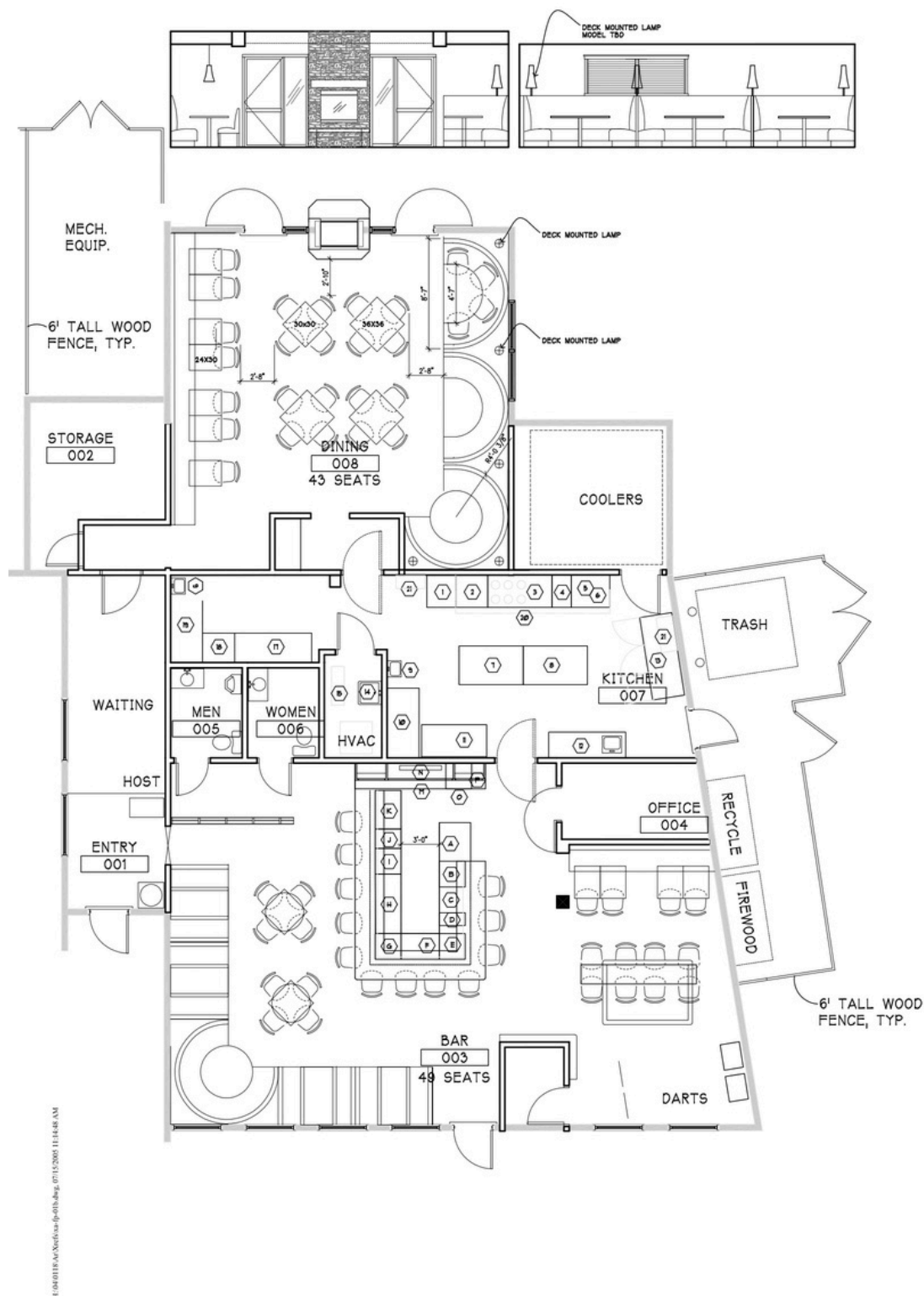
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PHOTOS



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FLOOR PLAN



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EQUIPMENT LIST

PATIO

- 10 patio tables with 35 matching chairs (purchased 2020)
- 6 high top patio tables 12 matching chairs (purchased 2020)

DINING ROOM

- Toast POS with thermal printer
- 11 tables varying in size - 3 booths and long bench booth with recently done vinyl
- 27 chairs purchased 2020
- Drink station including ice bin stainless steel
- 3 shelf rolling server station cart
- Various glassware and silverware, including pint glasses, water carafes, forks, spoons, knives
- 1 55" TV

DRY STORAGE

- 5 stainless steel racks
- Manitowac ice machine, model number IY0504A 161
- Richmond encore tankless water heater,
- Model number rmtgh95dvlN-1
- 5 butane counter top burners for lunch
- Various napkins, ramikens, garbage bags
- 1 buffet table

LOBBY

- 1 custom made host stand (purchased 2021)
- 36" TV used as a please wait to be seated sign

LOUNGE

- 24 section stained glass wall (priceless artifact)
- 5 vinyl booths of varying size
- 12 tables - 6 bar height, 6 lower tables
- 8 backless bar height stools
- 4 bar height chairs with 14 matching lower height chairs (purchased 2021)
- 15 swivel bar stools with backs (purchased 2024)

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EQUIPMENT LIST

continued

BAR

- Avantco glass chiller purchased 2024, model number 178gf25hc
- 2 door reach in bar cooler, model number TD-50-16 purchased with building
- Avantco 4 tap tower keg cooler, model number 178udd48hc
- 2 branded small storage coolers
- 5 TVs – 2 60"; 3 55"
- 2 handsinks
- Ice well with the bar rail
- Curtis coffee maker
- Bunn coffee grinder
- 2 shelf server station with garbage can storage

KITCHEN

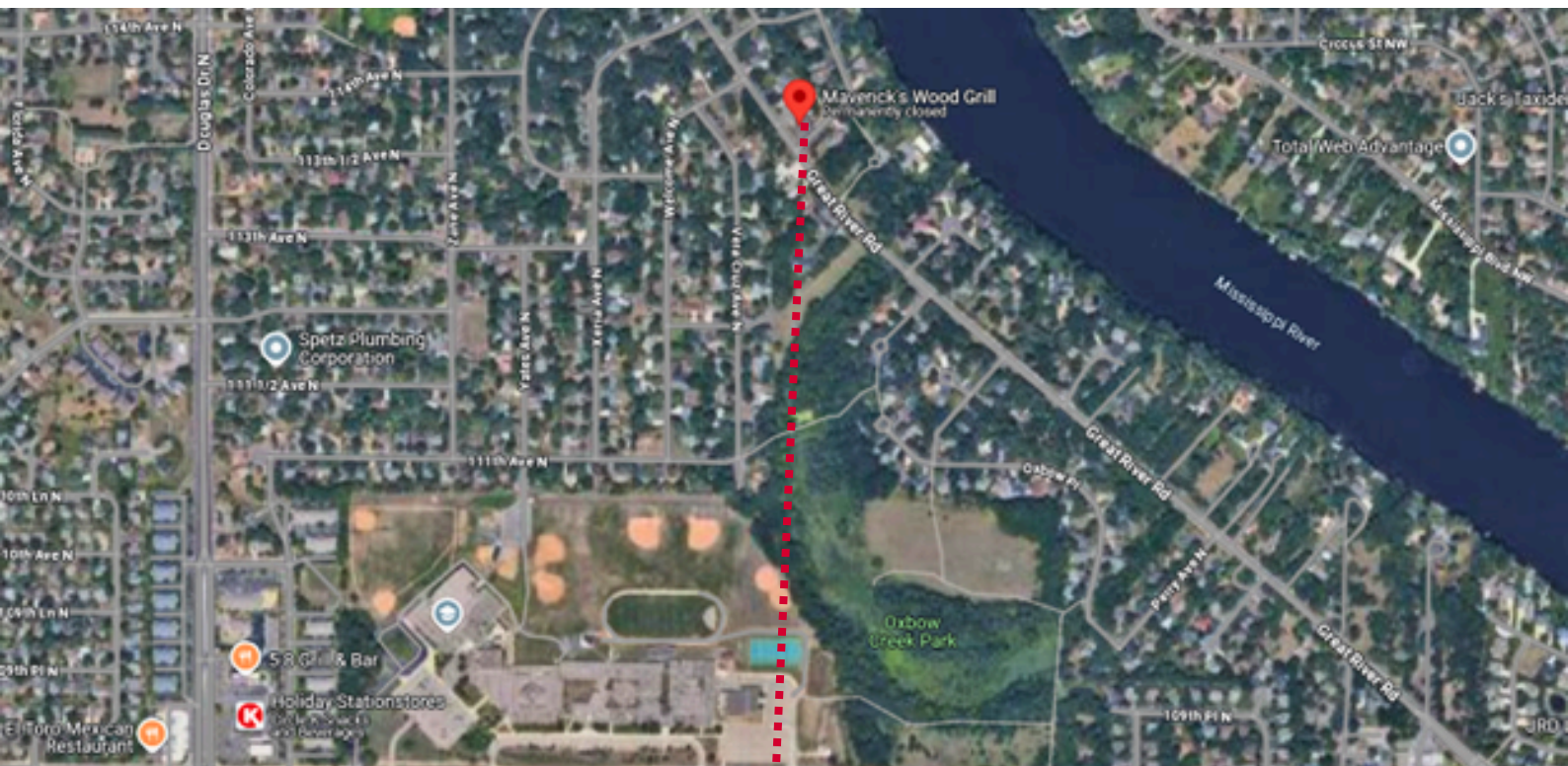
- Halo heat alto sham, model number 1000-TH-11 (purchased with building Avantco)
- Qualite 3 pan steam warmer
- Mcall 2 door reach in cooler 7-7045T
- Imperial fire box (no gasline ran to it) purchased with building
- Vulcan 2 oven combo convection and conventional oven with 6 burner stove and flat top (purchased with building)
- Imperial cheese melter (purchased with building)
- Pitco deep fryer 40 lb deep fryer, model number SG 14
- Pitco deep fryer 65 lb, model number 65C 1/2
- 2 Avantco sandwich coolers with regency double shelf top rack installed, Model number 178Apt60hc purchased summer 2024
- 2 u star stand up freezers, model number usfz-2D (purchased before 2018 one turn on)
- Avantco sandwich cooler, model number 178APT27Hc purchased 2021
- 8 ft prep table with deep prep sink (purchased with building)
- 2 Steel tables with bottom shelf
- Knife rack with some knives
- Templeton microwave
- Various stainless bowls, plastic cambros and lids, utensils, pots/pans and cutting boards of all sizes big and small, more than enough for start up
- Walk in cooler
- Rolling rack
- 6 racks purchased in 2023
- Larkin 3 fan evaporator coil unit

OUTSIDE

- Master build walk in cooler for beer storage (purchased with building)
- Walk in compressor (not sure model number)
- Custom build wood holder with weather protection (various sizes)

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LOCATION HIGHLIGHTS



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DEMOGRAPHICS

Figures prepared from esri



TRAFFIC COUNT: 5,100 vehicles daily

| | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|---------------------------------|---------------|---------------|---------------|
| Population | 9,982 | 79,830 | 210,807 |
| Median Age | 40.6 | 39.4 | 39.0 |
| Median Household Income | \$102,448 | \$97,589 | \$95,284 |
| Average Household Income | \$128,047 | \$121,418 | \$118,600 |

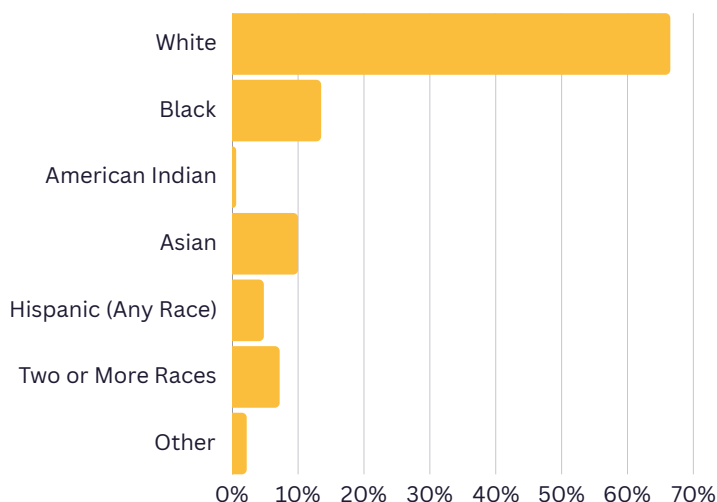


AREA BUSINESSES

Oxbow Creek Elementary School
Walgreens
Anoka-Ramsey Community College
Champlin Park Pet Hospital
BILL'S Superette
Champlin Park High School
Mississippi Elementary School
Jackson Middle School
McDonald's
Coon Rapids Legion Post 334
Goodwill
Grand Slam



2025 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.