

# TWO WELL-ESTABLISHED SPORTING GOODS STORES FOR SALE



120 Lake Avenue South, Spicer, Minnesota 56288



607 Highway 55 East, Maple Lake, Minnesota 55358

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Broker

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# BUSINESS OVERVIEWS

## HIGHLIGHTS

Mel's Sport Shop and H&H Sport Shop are two well-established and highly regarded outdoor sporting goods businesses that are being sold as a rare package deal—offering buyers a unique turnkey investment opportunity in Minnesota's thriving outdoor retail market.

## MEL'S SPORT SHOP

This locally loved outdoor sporting goods business is strategically located just off Highway 23 in Spicer, Minnesota. Founded in 1957, the store offers a wide selection of hunting and fishing gear, firearms, archery equipment, tactical gear, and outdoor apparel. In addition



to its extensive sporting inventory, the property features a full-service convenience store, a Shell gas station, and a separate liquor store, providing a comprehensive one-stop shopping experience for customers. The facility is thoughtfully designed with organized retail sections and ample parking, including spaces specifically designed to accommodate large vehicles and boat trailers. Staffed by knowledgeable and experienced associates, Mel's consistently delivers exceptional customer service. Recognized regionally as a top bait and gun shop, the business has earned multiple "Best of the Best" awards from the West Central Tribune. Mel's Sport Shop effectively blends retail, fuel, and specialty services in a high-traffic, high-visibility location, making it a cornerstone of the local outdoor recreation community.

Maple Lake and Spicer, Minnesota

# BUSINESS OVERVIEW

## H&H SPORT SHOP

H&H Sport Shop in Maple Lake, Minnesota, has been a trusted and established outdoor retailer since 1952. Conveniently located on Highway 55, the business operates out of a spacious facility that includes a well-organized retail showroom, a convenience store, fuel pumps, and ample storage space to support its diverse inventory.



The shop offers a comprehensive range of products catering to outdoor enthusiasts, including fishing tackle, live bait, firearms, ammunition, archery equipment, optics, outdoor clothing, and pet supplies. Additionally, the licensed gun department offers firearm cleaning services and purchases used firearms, adding value and convenience for gun owners.

## FINANCIALS

### Asking Price

\$11,000,000

### Gross Revenue

Available with Signed Non-Disclosure Agreement

### Cash Flow

Available with Signed Non-Disclosure Agreement

### Furniture, Fixtures & Equipment

*included in asking price*

Mel's: \$750,000 | H&H: \$500,000

### Inventory

*included in asking price*

Mel's: \$3,000,000 | H&H: \$1,500,000

### 2024 Real Estate Taxes

Mel's: \$40,000 | H&H: \$34,000

Maple Lake and Spicer, Minnesota

# MEL'S SPORT SHOP

120 Lake Avenue South, Spicer, Minnesota 56288



# PROPERTY FEATURES



## SQUARE FEET

Total: 20,000  
Liquor Store: 1,600  
Upper Level: 5,000



## LOT SIZE

1.5 acres,  
included in asking price

Mel's Sport Shop offers a spacious layout with a large central fishing tackle wall stocked with lures, rigs, and live bait. Rifle and handgun display cases showcase firearms and optics, while archery and hunting aisles offer bows, apparel, and camping gear. The convenience counter, handling snacks, bait, and fuel purchases, is located near the entrance. A newly added liquor section adds to the variety. The upper level provides additional space for seasonal gear and apparel. A full-service Shell gas station is also located on the property with multiple fuel pumps, convenient for travelers and lake-goers.

## HIGH-TRAFFIC + PROFITABLE SPORTING + CONVENIENCE STORE



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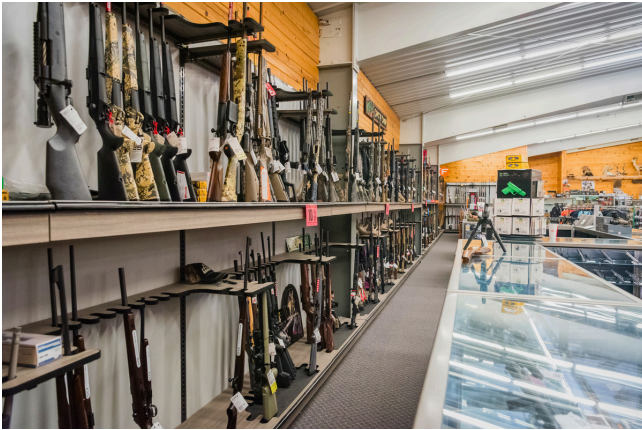


**BUSINESS  
BROKERS**

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763-972-9077 | [www.hscbrokers.com](http://www.hscbrokers.com)



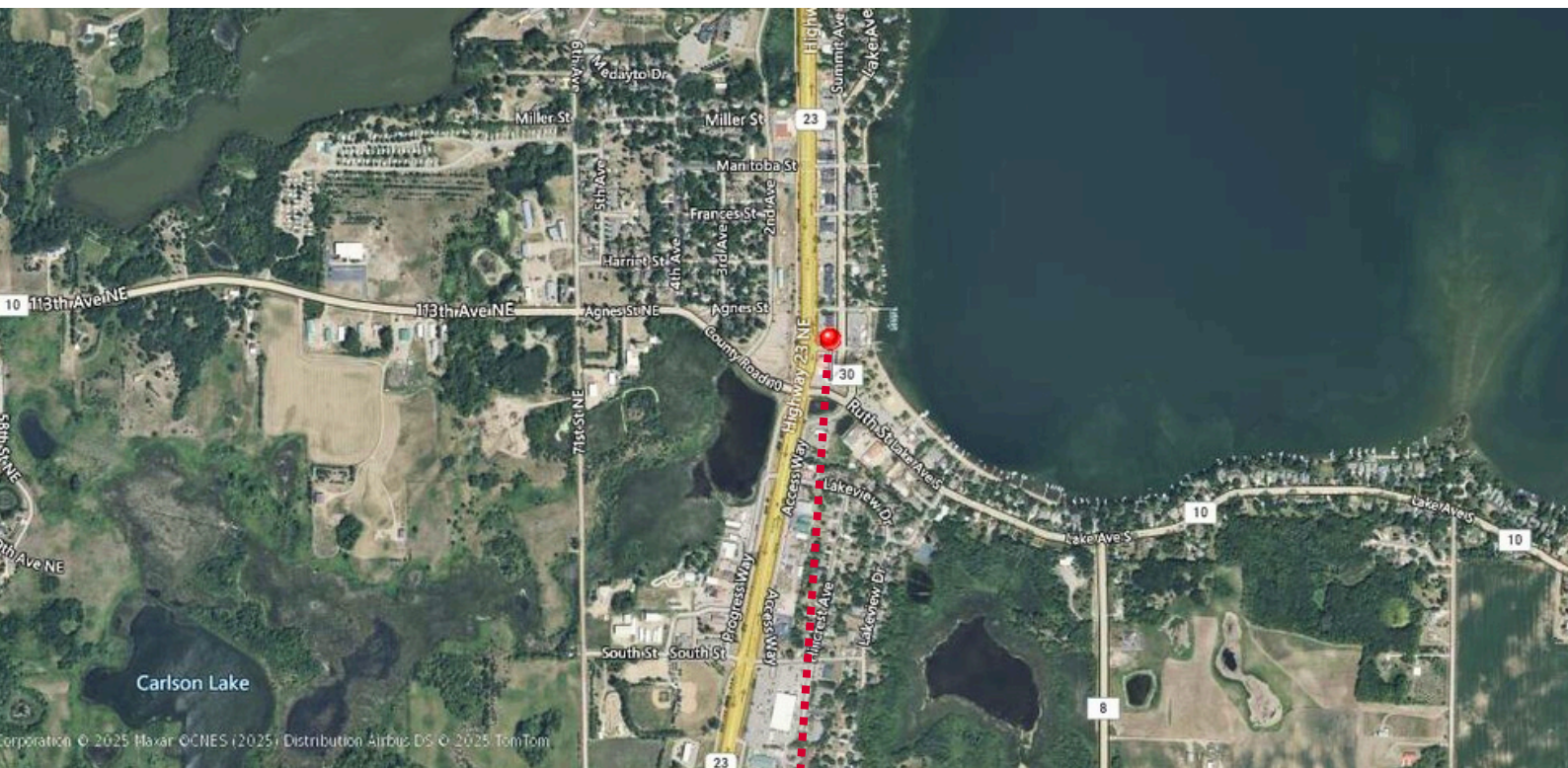
# PHOTOS



120 Lake Avenue South, Spicer, Minnesota 56288



# LOCATION HIGHLIGHTS



120 Lake Avenue South, Spicer, Minnesota 56288

# DEMOGRAPHICS

Figures prepared from esri



**TRAFFIC COUNT:** 3,850 vehicles per day

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>	1,181	3,364	6,892
<b>Median Age</b>	46.7	47.6	46.8
<b>College or Advanced Degree</b>	43.7%	47%	51.8%
<b>Median Household Income</b>	\$84,914	\$88,565	\$95,361
<b>Average Household Income</b>	\$106,589	\$111,901	\$116,768
<b>Owner Occupied</b>	60.6%	62.9%	65.0%
<b>Projected Population Growth 2022–2027</b>	–0.43%	–0.44%	–0.31%

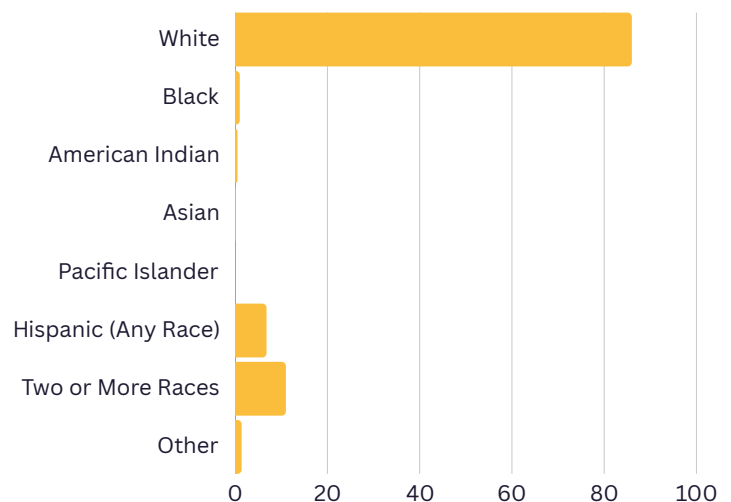


## AREA BUSINESSES

Dairy Queen Grill and Chill  
Mike's Dock and Yard Service  
Backe's Technology Service  
Teal's Market  
Godfather's Pizza Express  
Hampton Inn  
SureStay by Best Western  
Spicer's (Pizza)  
Westwood Cafe  
Johnny O'Neil's Green Lake Social  
Big Kahuna Fun Park  
Oaks Golf Course



## 2022 RACE AND ETHNICITY



120 Lake Avenue South, Spicer, Minnesota 56288



# H&H SPORT SHOP

607 Highway 55 East, Maple Lake, Minnesota 55358

# PROPERTY FEATURES



## SQUARE FEET

16,000

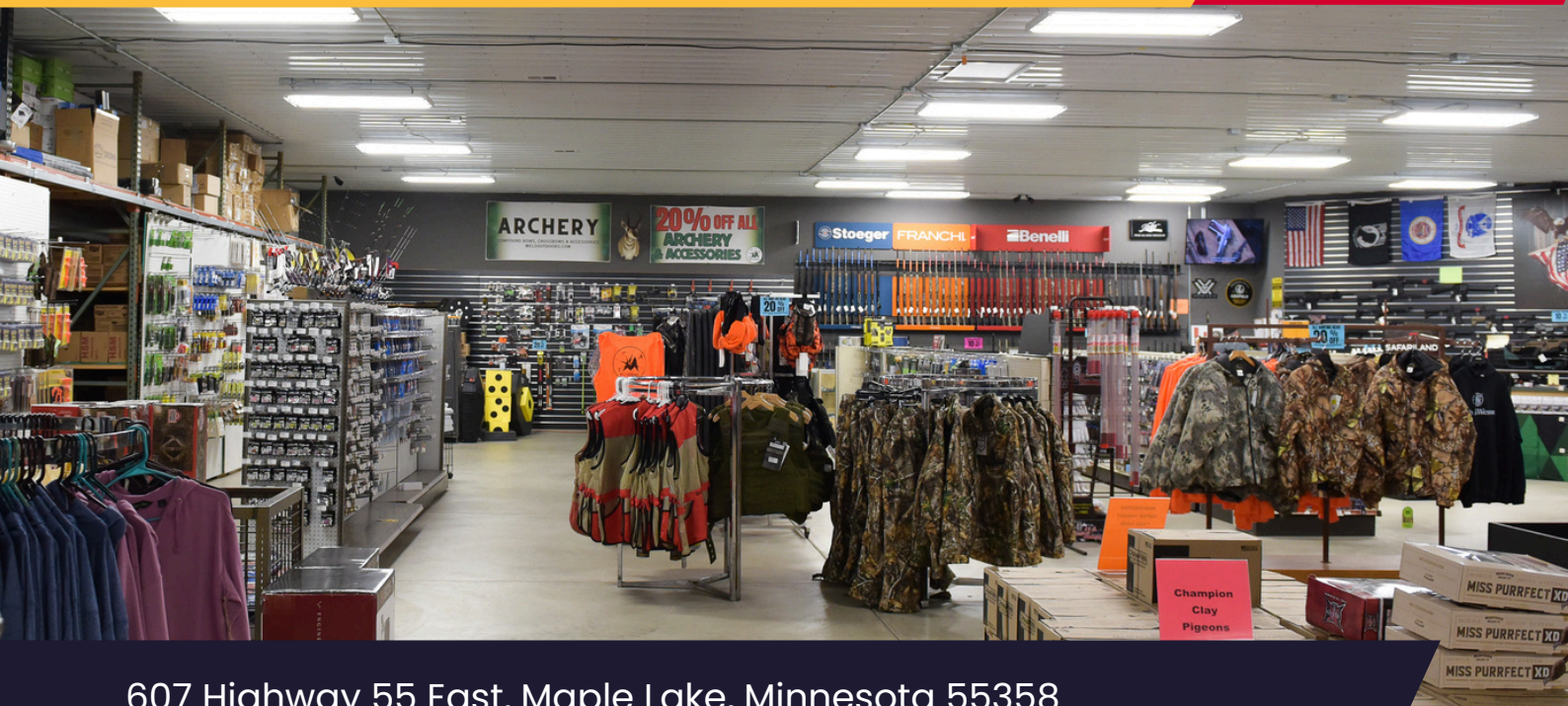


## LOT SIZE

3.2 acres, included in asking price

H&H Sport Shop in Maple Lake, Minnesota, offers a spacious and well-organized interior designed for an efficient shopping experience. The central feature is a large fishing tackle wall stocked with lures, rigs, and live bait. Nearby, firearm display cases showcase rifles, handguns, and optics, supported by a licensed gun department offering cleaning services. Along one side of the store, aisles are filled with archery gear, hunting equipment, apparel, and camping supplies. A convenience counter near the entrance handles bait sales, snacks, and fuel purchases. Outside, the property features a full-service Shell gas station with multiple pumps, a modern car wash, and ample parking, including space for trailers.

## HIGHLY RESPECTED + SUCCESSFUL OUTDOOR GEAR RETAILER



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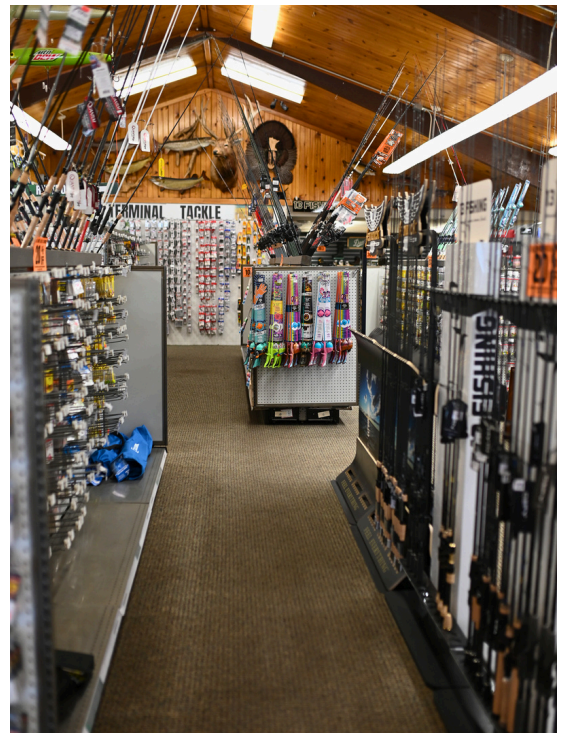
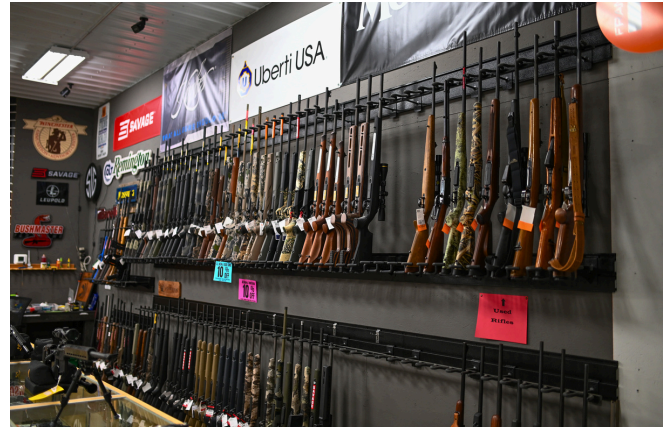


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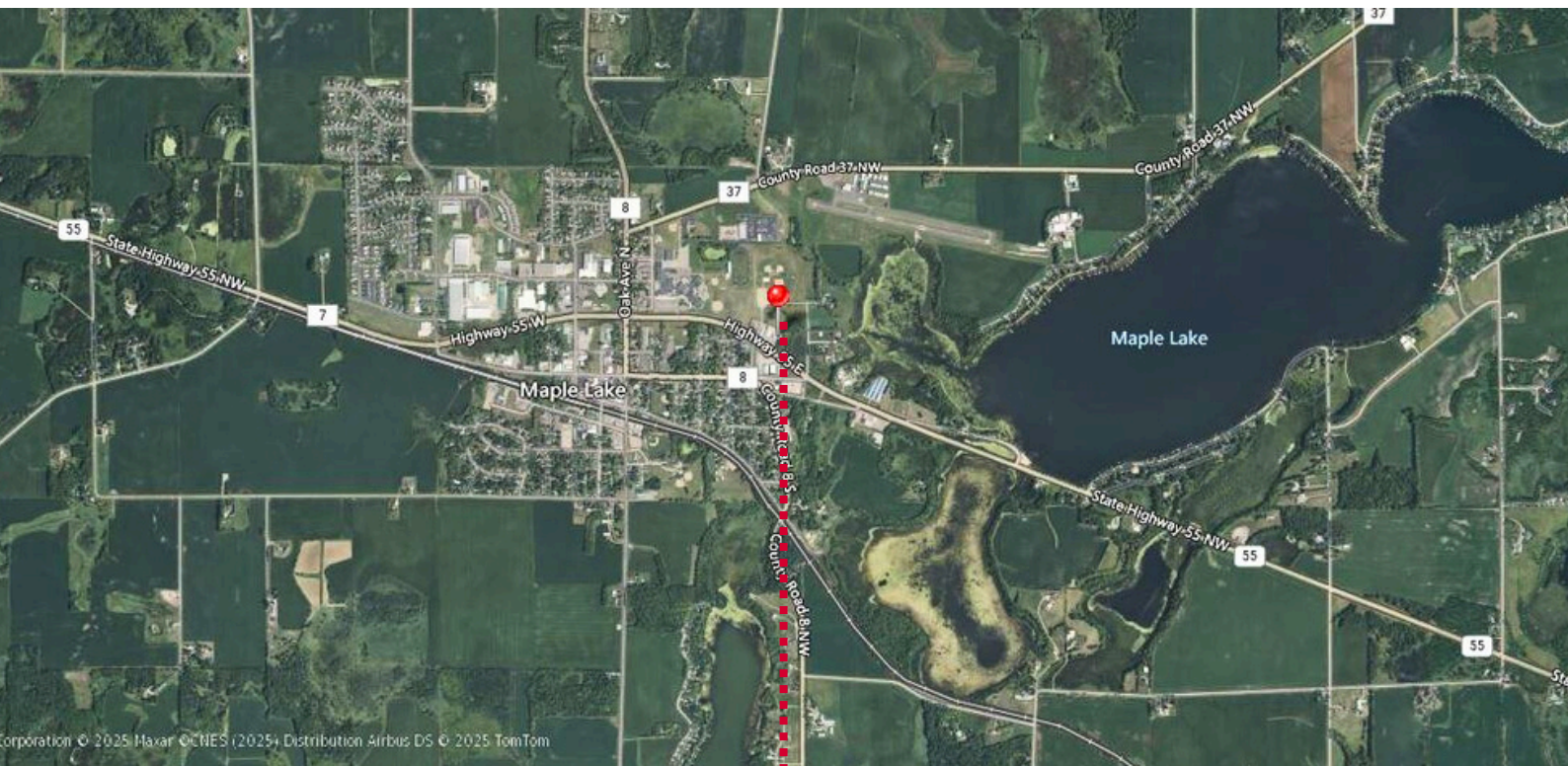
# PHOTOS



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# LOCATION HIGHLIGHTS



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# DEMOGRAPHICS

Figures prepared from esri



**TRAFFIC COUNT:** 10,700 vehicles per day

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>	2,190	3,808	6,518
<b>Median Age</b>	37.2	40.5	42.0
<b>College or Advanced Degree</b>	36.4%	40.0%	43.5%
<b>Median Household Income</b>	\$81,811	\$90,581	\$100,968
<b>Average Household Income</b>	\$105,112	\$117,530	\$127,721
<b>Owner Occupied</b>	77.7%	74.0%	74.8%
<b>Projected Population Growth 2022-2027</b>	0.02%	0.20%	0.04%

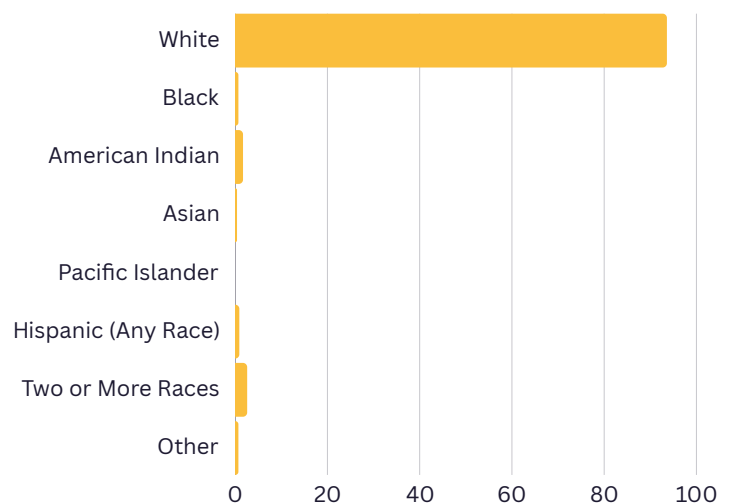


## AREA BUSINESSES

Rhino  
Pace Industries-Prod Tech Division  
Subway  
Innovative Outdoor Solutions  
Cutting Edge Cabinets Inc  
Maple Lake Library  
Traffic Marking Service Inc  
Lohse Transfer Inc  
Maple Lake Veterinary Clinic  
C & W Spinning Inc.



## 2022 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.