

# TURNKEY RESTAURANT + BAR FOR SALE



216 & 220 Lowry Ave NE, Minneapolis, MN 55418

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# BUSINESS OVERVIEW

## HIGHLIGHTS

This recently built (7 years) restaurant in Northeast Minneapolis offers a rare turnkey opportunity in one of the Twin Cities' most vibrant neighborhoods. Designed with efficiency and customer experience in mind, the facility features a full commercial kitchen outfitted with top-of-the-line equipment in excellent condition, a welcoming dining room, a well-appointed bar, and a flexible event space. Ample storage throughout the property supports smooth operations and future growth. Adding to its uniqueness, the property includes a custom 24 square foot smokehouse—ideal for specialty menu items or catering. With its modern layout, prime location, and outstanding infrastructure, this restaurant is ready for a new operator to hit the ground running.



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<b>Asking Price</b>	<b>\$1,250,000, real estate only; brand excluded</b>
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<b>2025 Real Estate Taxes</b>	<b>\$26,613</b>
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<b>Furniture, Fixtures &amp; Equipment</b>	<b>\$150,000, included in asking price</b>
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<b>Adjacent Property</b>	<b>\$300,000, not included in asking price</b>
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<b>Market Bar-B-Que Brand with Four Food Trucks</b>	<b>Price Negotiable, not included in asking price</b>
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# PROPERTY FEATURES



## SQUARE FEET

Main Level: 3,373  
Upper Level: 1,037  
Lower Level: 2,179



## LOT SIZE

0.20 acres,  
included in asking price



## CAPACITY

Approximately 200



## PARKING

Small Surface Lot & Street

The 6,591 square foot facility offers a comfortable dining room, bar, and private event space. A small outdoor patio provides additional seasonal seating and guest appeal. The property also features abundant storage, supporting efficient operations and future growth.

## WELL ESTABLISHED AND PROFITABLE RESTAURANT + BAR



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# FLOOR PLAN

Main Level

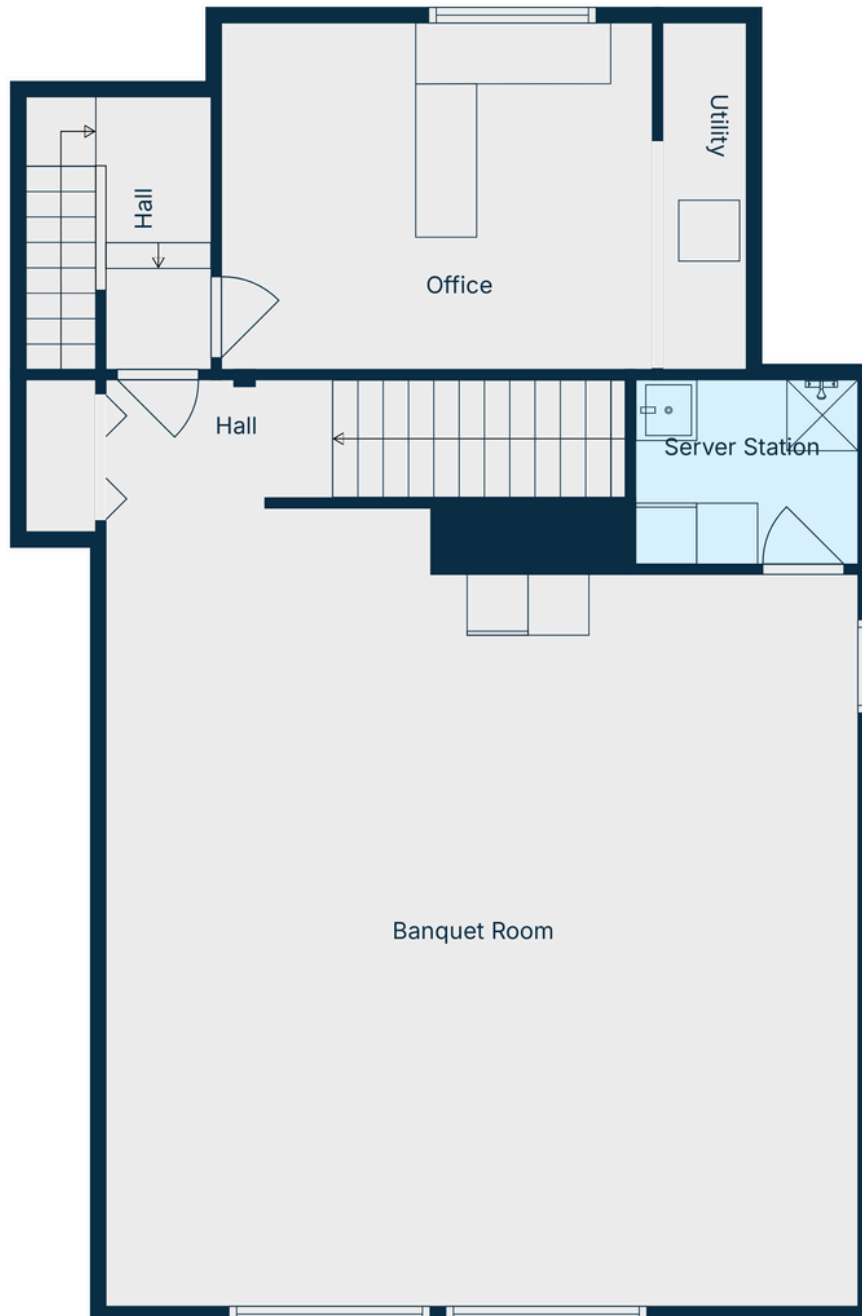


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# FLOOR PLAN

Upper Level



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# FLOOR PLAN

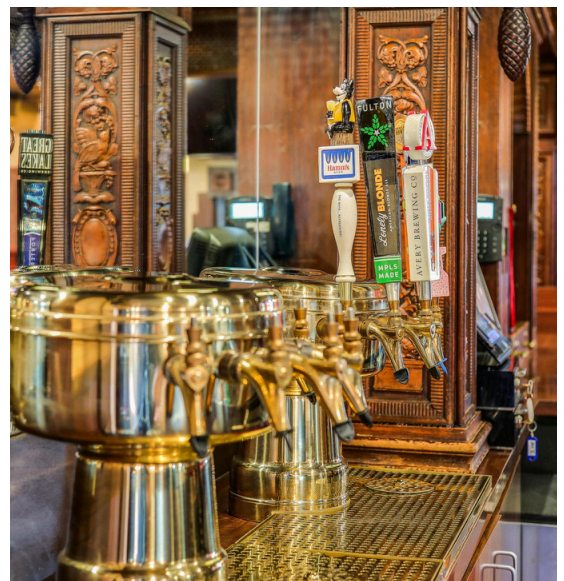
Lower Level



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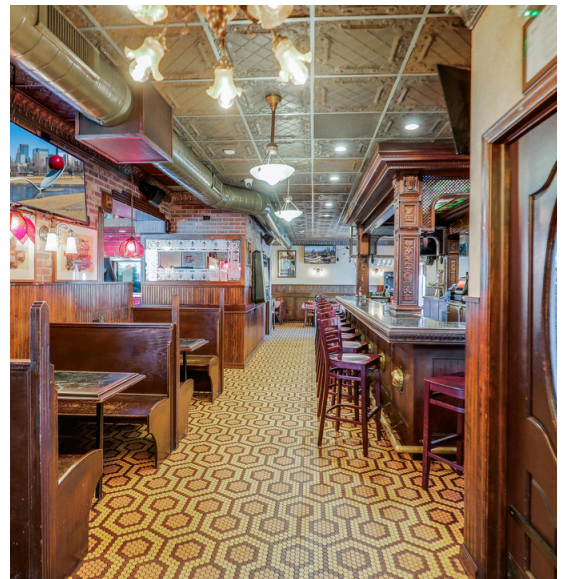
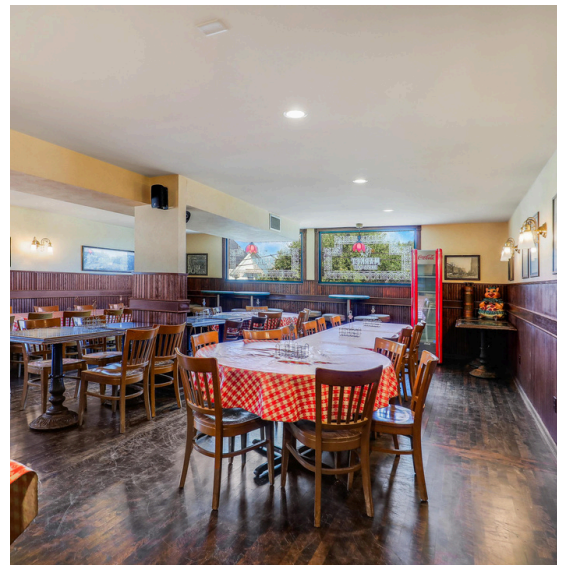
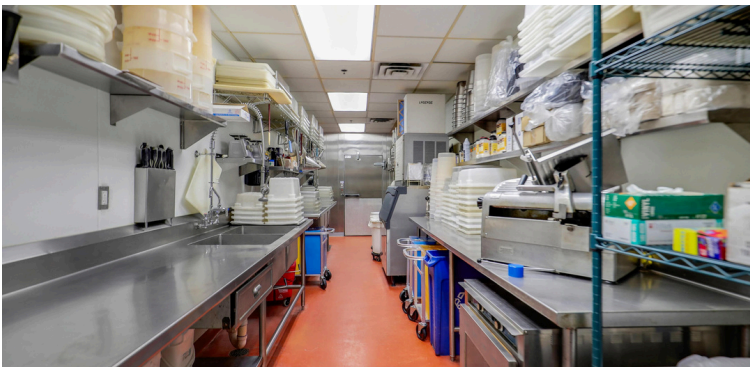
# PHOTOS



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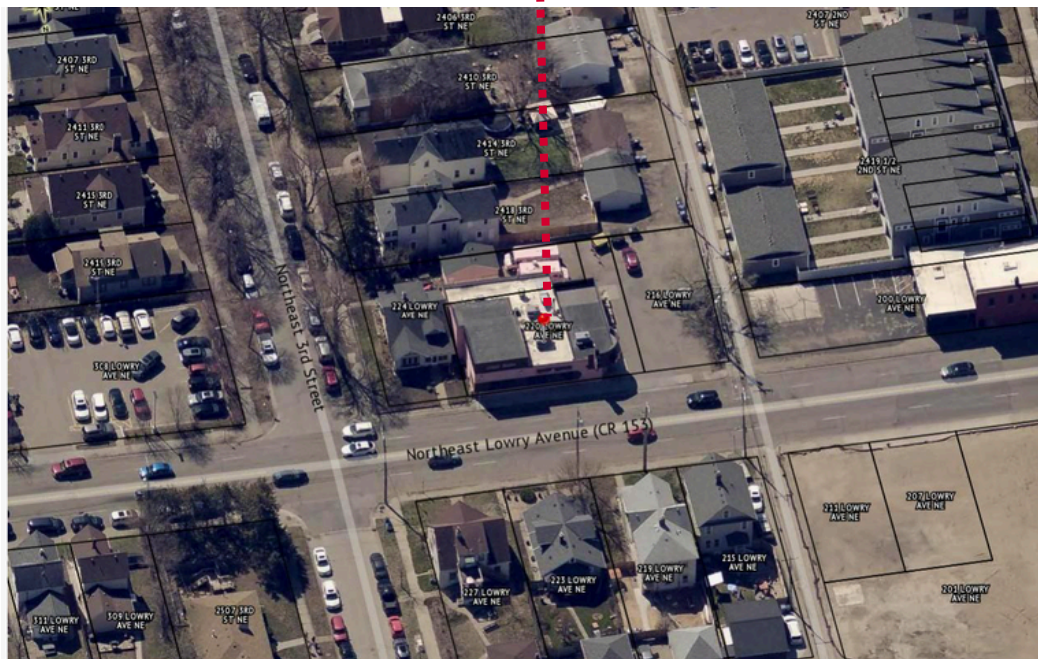
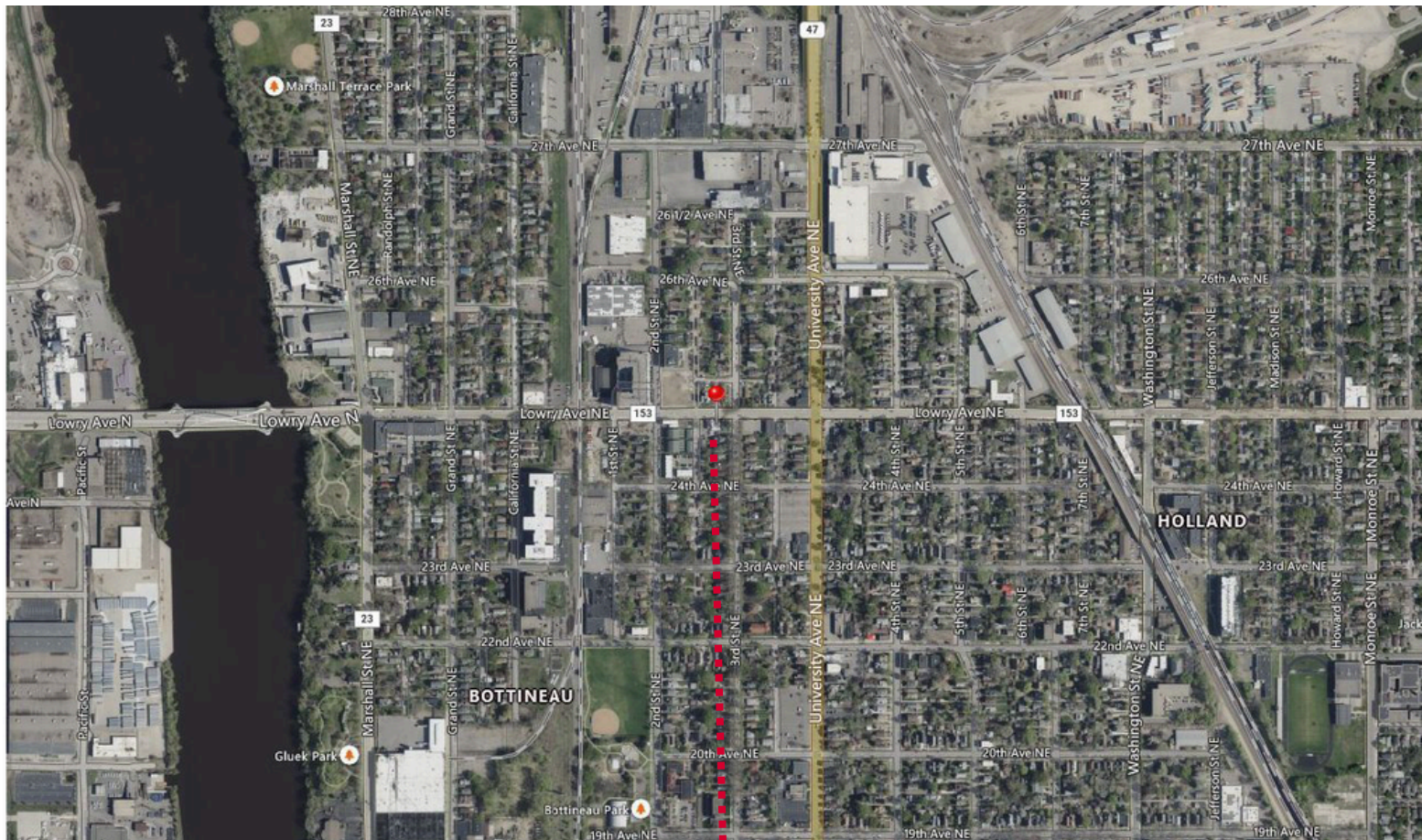
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# LOCATION HIGHLIGHTS



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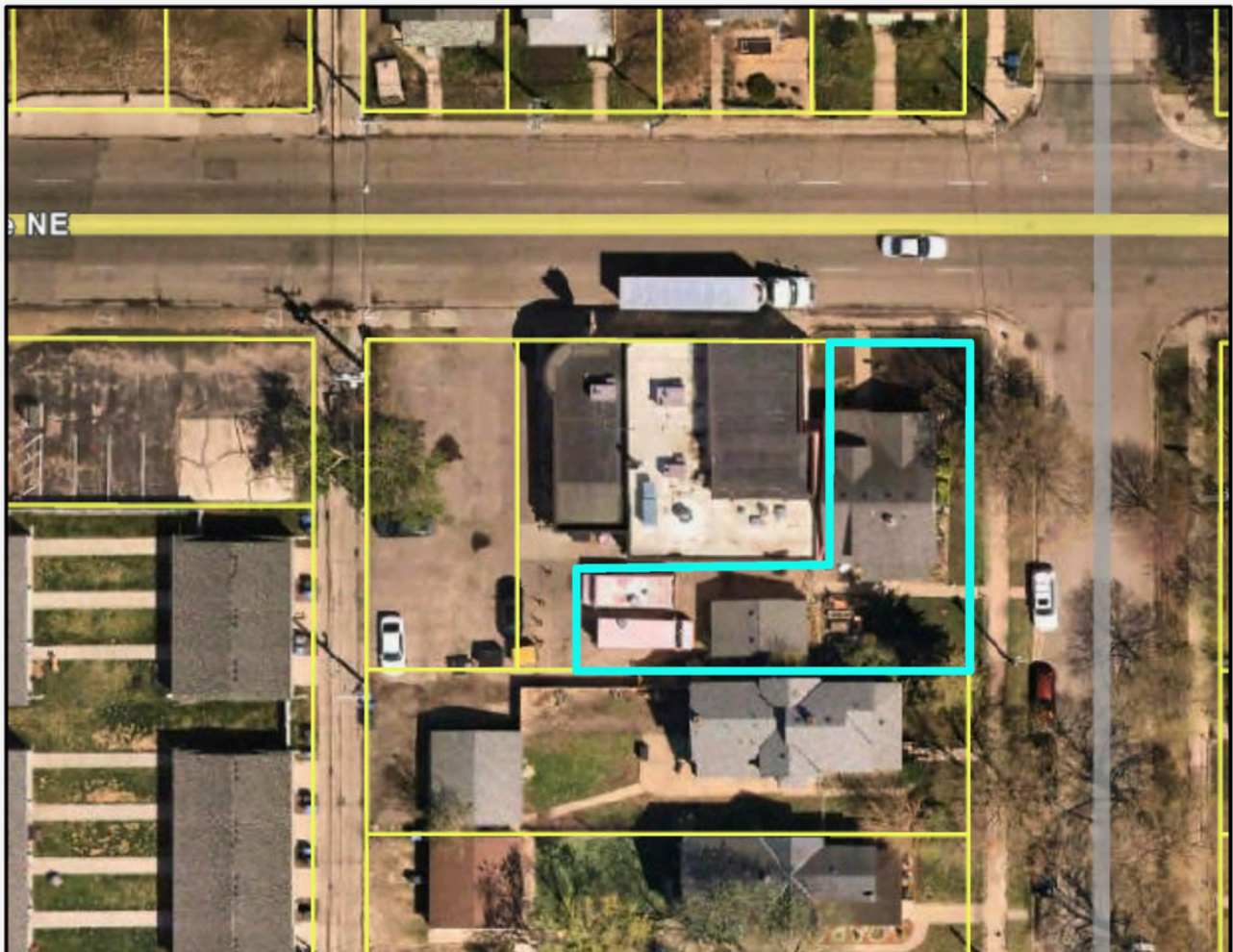
# ADJACENT PROPERTY

## FOR SALE

In addition to the restaurant real estate, an adjacent 0.08-acre property is available for purchase, currently valued at \$300,000. This parcel includes a residence that could be removed, offering the new owner the option to expand with additional patio space and increased parking capacity. Combined, the two properties present a rare opportunity to enhance both the operational footprint and guest experience in a high-demand location.

### Asking Price

\$300,000, with purchase of restaurant real estate



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# MARKET BAR-B-QUE BRAND

## AVAILABLE FOR PURCHASE

The Market Bar-B-Que brand, with over 70 years of history in the Twin Cities, offers a well-established name recognized for quality and tradition. Included in the sale are four fully equipped food trucks, providing strong revenue diversification and growth opportunities. With a negotiable price and a legacy brand, this package positions a buyer to capitalize on decades of goodwill and expand a proven concept.

Asking Price

Negotiable

**MARKET BAR-B-QUE**  
EST. 1946  
NE MPLS

**MARKET BAR-B-QUE'S PHILOSOPHY**

Market Bar-B-Que opened in June, 1946 offering a unique barbecue brick pit and informal atmosphere. It gave Minneapolis something new and different, aiming to serve a limited number of specialties so delicious, and so well prepared that they could not be surpassed.

Our unique barbecue brick pit is specially constructed so the heat and smoke from the wood penetrates the meat, giving it a unique flavor and texture. This is why we serve our sauce on the side, so you can decide if you need it or not.

We believe that the essentials of good eating are quality foods correctly prepared, a clean restaurant and courteous service. We are sincere about giving each of our customers these very essentials.

Thank you for your patronage.  
- Steve & Anthony Polski

**OVER 70 YEARS! & STILL SMOKIN'**

**Market Bar-B-Que Food Trucks**  
on a street near you or privately available for your next get-together

**Bring your thing to Market Bar-B-Que**  
**Plan your next event or party in one of our private rooms**

**Book Your Private Event With Us!**

**MARKET BAR-B-QUE**

**Locate us here:**

- Facebook: MarketBBQFood Truck
- Twitter: MarketBBQ
- Instagram: MarketBBQ

**612-872-1111**  
**www.MarketBBQ.com**

**REAL PIT-SMOKED BBQ SINCE 1946!**

**MARKET BAR-B-QUE**  
FAMILY OWNED & OPERATED FOR OVER 70 YEARS!

**WHAT SETS US APART**

The first thing you'll notice about our ribs is that we don't drown them in sauce. You can cover a lot of mistakes with bbq sauce, but we don't have a thing to hide. We serve our sauce on the side, but considering the quality of meat... You may decide you don't need it.

**MARKET BAR-B-QUE**  
Est. 1946

Rev. 01092019

© US Foods Menu 2019 (22290)

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# DEMOGRAPHICS

Figures prepared from esri



**TRAFFIC COUNT:** 13,700 vehicles per day

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>	15,809	187,953	446,186
<b>Median Age</b>	34.0	32.8	33.3
<b>College or Advanced Degree</b>	59%	59.5%	58.7%
<b>Median Household Income</b>	\$74,188	\$80,741	\$74,699
<b>Average Household Income</b>	\$91,350	\$107,462	\$101,942
<b>Owner Occupied</b>	32.2%	37.1%	36.4%
<b>Projected Population Growth 2022–2027</b>	0.58%	0.46%	0.40%

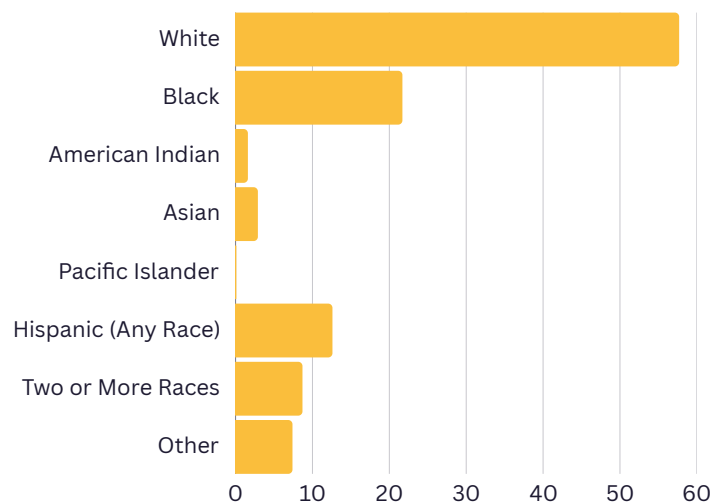


## AREA BUSINESSES

Hai Hai  
Marty's Deli  
The Buttered Tin  
Carbon Kitchen  
Yellowbird Coffee Bar  
Jax Cafe  
Small Hours  
The Sample Room  
Stanley's Northeast  
Eastro Event Center  
Tony Jaros River Garden  
Hey Y'all Tippy Taco Bar



## 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.