



THE SALTY PICKLE BAR, GRILL & EVENT CENTER FOR SALE



43974 390th Street, Perham, Minnesota 56573

DAN McGUIRE

Sales Executive

763-999-1285

dan@hscbrokers.com



BUSINESS OVERVIEW

HIGHLIGHTS

The Salty Pickle presents a rare opportunity to acquire an established business with substantial development upside in a sought-after lakes region. The property includes an established food, beverage, gaming, and events operation with a strong community following and multiple revenue streams.



The land package supports immediate income while offering long-term growth through planned campground development, 50+ secure storage units, rentals, and expanded event-driven hospitality—creating both stable cash flow and scalable future returns.

Asking Price	\$675,000, includes business and real estate
---------------------	--

Gross Revenue	\$1,011,627.43
----------------------	----------------

Furniture, Fixtures & Equipment	Included in Asking Price
--	--------------------------

Inventory	Not Included in Asking Price
------------------	------------------------------

Real Estate Taxes	\$7,852
--------------------------	---------

43974 390th Street, Perham, Minnesota 56573

PROPERTY FEATURES



SQUARE FEET

Restaurant: 4,800
Event Center: 8,000
Heated Space: 12,400
Core and Shell Space: 1,400



LOT SIZE

15.09 acres,
included in asking price



CAPACITY

Bar and Restaurant: 160
Event Center: 400+



PARKING

Ample on-site parking

The establishment features an established restaurant, bar, event space, and outdoor covered stage. Plans to remodel focus on an expanded kitchen, outdoor patio bar, and improved flow for high-volume events. The second remodeling phase includes a 62-site campground with a camp hub, pool, and walking paths; more than 50 secure storage units; and space for a future convenience store.

IMMEDIATE INCOME & LONG-TERM GROWTH OPPORTUNITIES



43974 390th Street, Perham, Minnesota 56573

CAMPGROUND

Development Plans

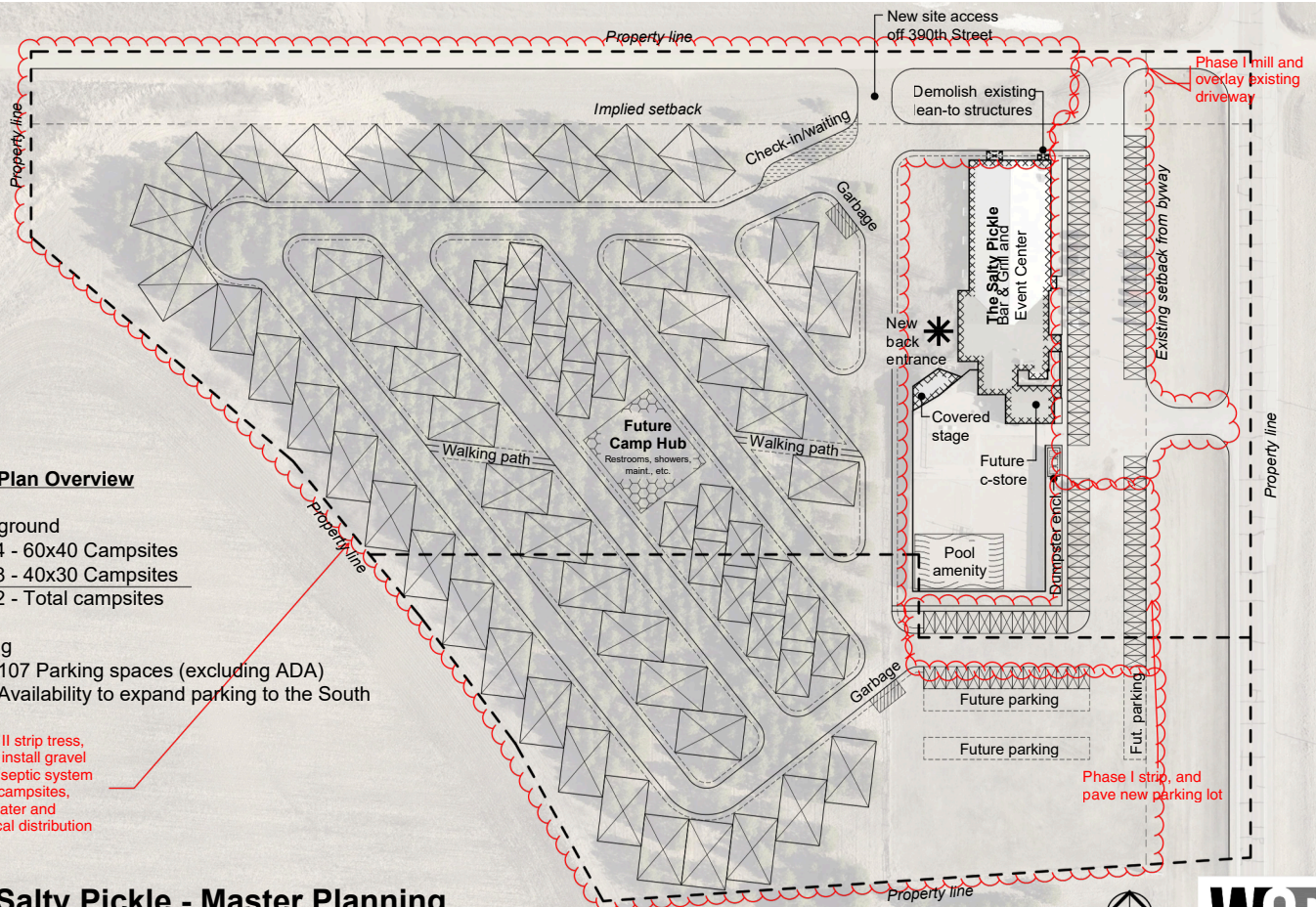
Master Plan Overview

- + Campground
 - 44 - 60x40 Campsites
 - 18 - 40x30 Campsites
 - 62 - Total campsites
- + Parking
 - 107 Parking spaces (excluding ADA)
 - Availability to expand parking to the South

Phase II strip tress, grade, install gravel roads, septic system for 62 campsites, well, water and electrical distribution

The Salty Pickle - Master Planning

Not to Scale - 08-26-24



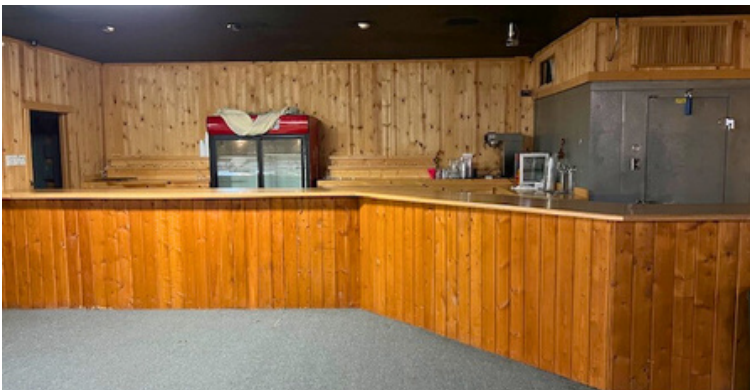
43974 390th Street, Perham, Minnesota 56573

PHOTOS



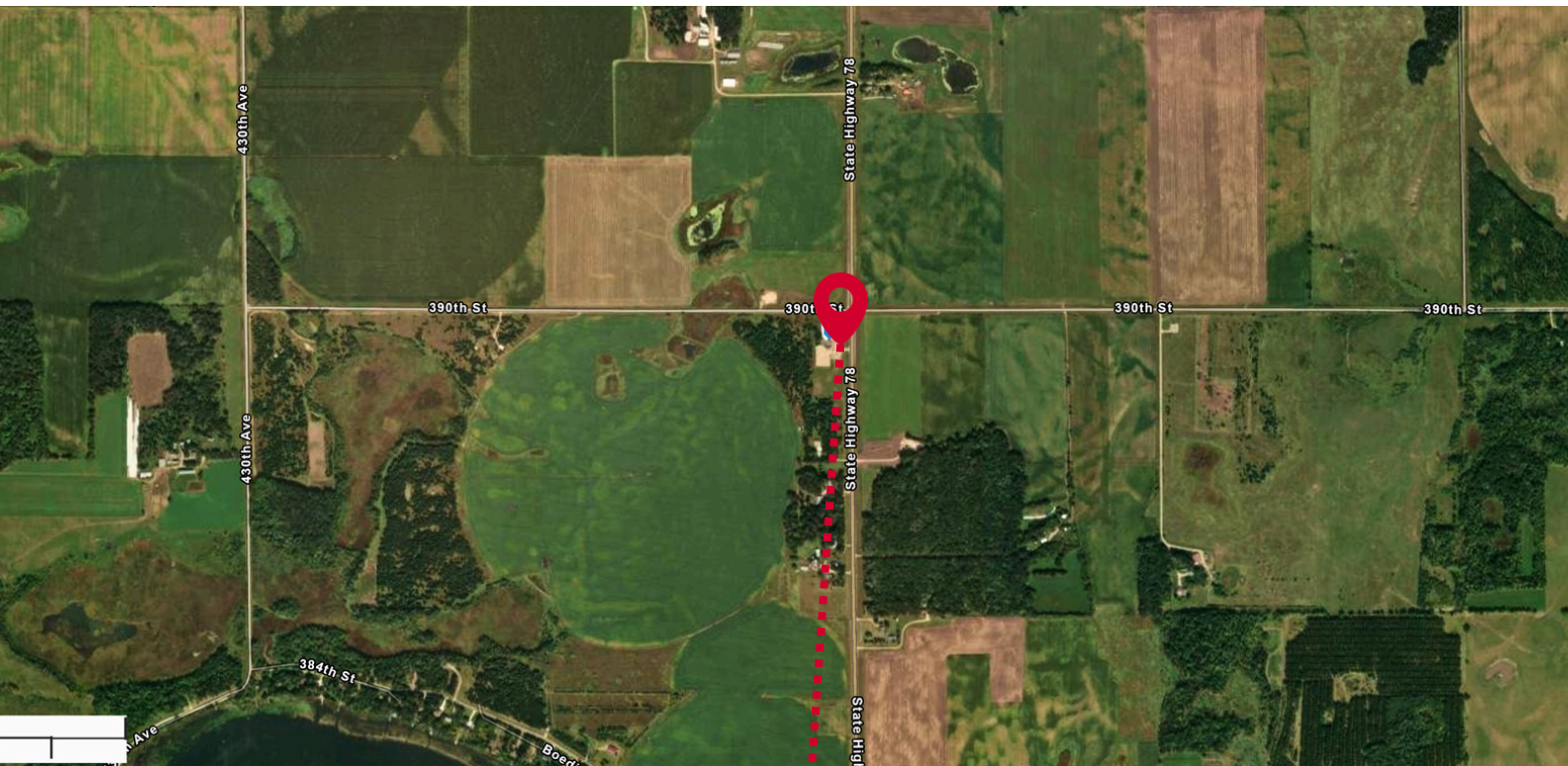
43974 390th Street, Perham, Minnesota 56573

PHOTOS



43974 390th Street, Perham, Minnesota 56573

LOCATION HIGHLIGHTS



43974 390th Street, Perham, Minnesota 56573

DEMOGRAPHICS

Figures prepared from esri



TRAFFIC COUNT: State Highway 108: 4,650 vehicles per day

	5 Mile Radius	10 Mile Radius	15 Mile Radius
Population	4,518	12,850	19,951
Median Age	42.7	44.4	45.9
College or Advanced Degree	41.5%	44.0%	45.4
Median Household Income	\$63,140	\$70,511	\$73,771
Average Household Income	\$80,067	\$92,068	\$94,001
Owner Occupied	63.0%	74.8%	78.9%
Projected Population Growth 2022–2027	0.49%	0.36%	0.27%

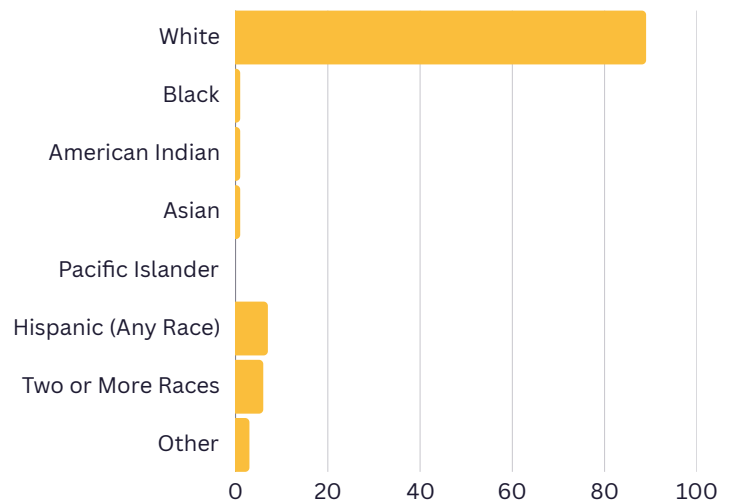


AREA BUSINESSES

Dan's Honey Co
JML Gifts
Hot Stuff Pizza
Perham Auto Repair
Ray's Sport & Marine
Family Dollar
McDonald's
Central Market
Dairy Queen Grill & Chill
Country Store
Bongard's Creameries
Comet Theater



2022 RACE AND ETHNICITY



43974 390th Street, Perham, Minnesota 56573

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.