



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

CBCFISHERGROUP.COM

ST. JAMES DAIRY QUEEN

Price Upon Request

1312 7th Avenue South
Saint James, MN 56081

AVAILABLE SPACE
996 SF

FEATURES

- Turn Key Business
- More than \$280,000 Annual Revenue
- \$95,000 Net Cash Flow (for 1 full time working owner working 8 months/year)
- Indoor Seating for 16, Outdoor Seating for 10
- Newly Paved Surface for Drive Thru
- Customer & Employee Restrooms
- Purchase Price Includes Business, Real Estate and all Equipment



OFFICE

Cate DeBates
507 676 4327
cate@cbcfishergroup.com

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201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715



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SALE



OFFERING SUMMARY

Sale Price: Price Upon Request

Available SF:

Lot Size: 0.55 Acres

Building Size: 996 SF

Price / SF: -

PROPERTY OVERVIEW

TURN-KEY BUSINESS FOR SALE! This Dairy Queen has been operational since 1951 and owned and operated by seller since 2003. Currently, the business is open 8 months out of the year, Monday - Sunday 11am to 9pm. This location serves all of the DQ treats along with Orange Julius smoothies, sandwiches, hot dogs and pretzel sticks. Sale includes building, land, signage, fixtures and equipment (Ice Cream Machines, Freezer, Oven and LED lights all new within last few years). Buyer could keep business under Dairy Queen franchise or re-establish as independent brand. Owner will also provide training on-site to buyer. Profitable, easy to staff, clean establishment to operate. Would make a great family business while getting time off during the winter months!

PROPERTY HIGHLIGHTS

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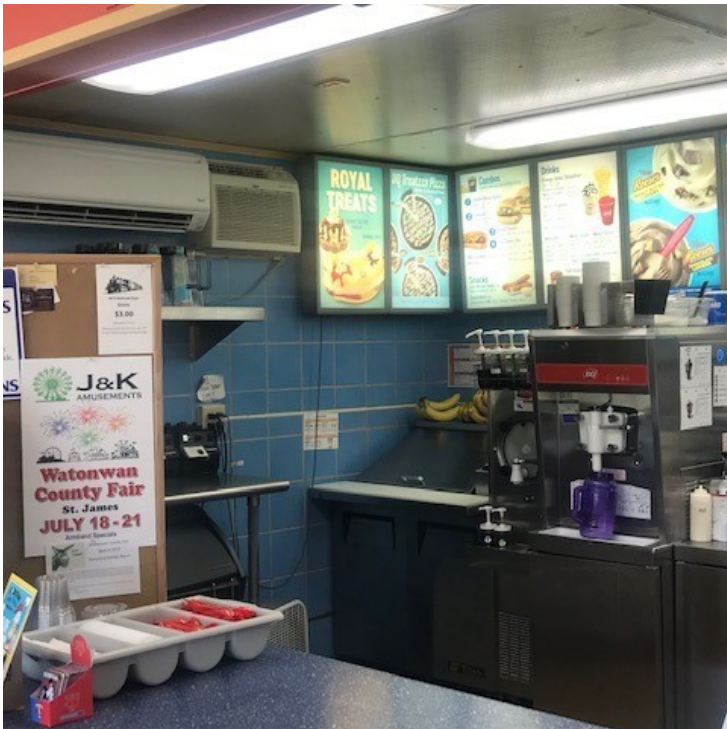
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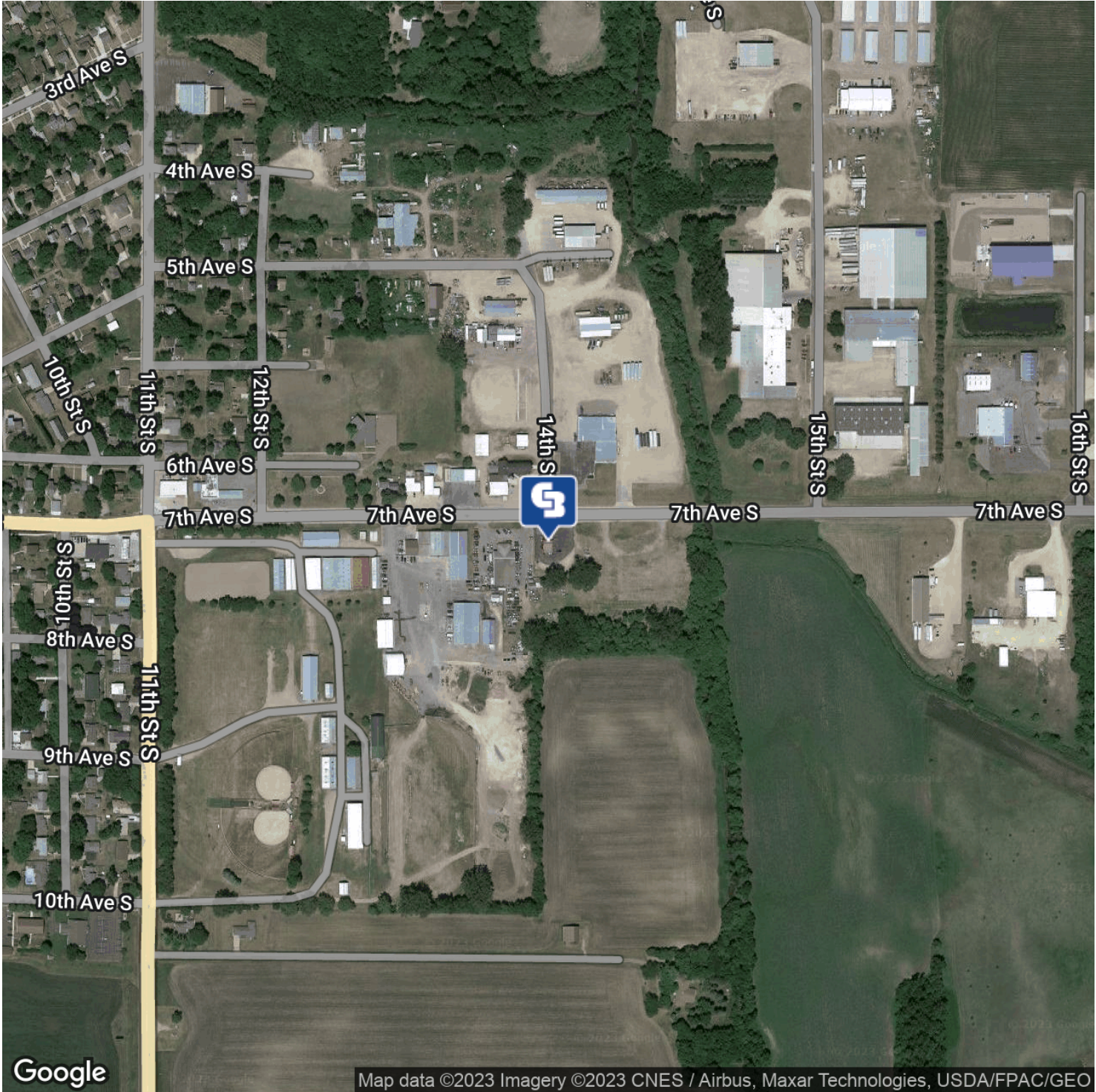
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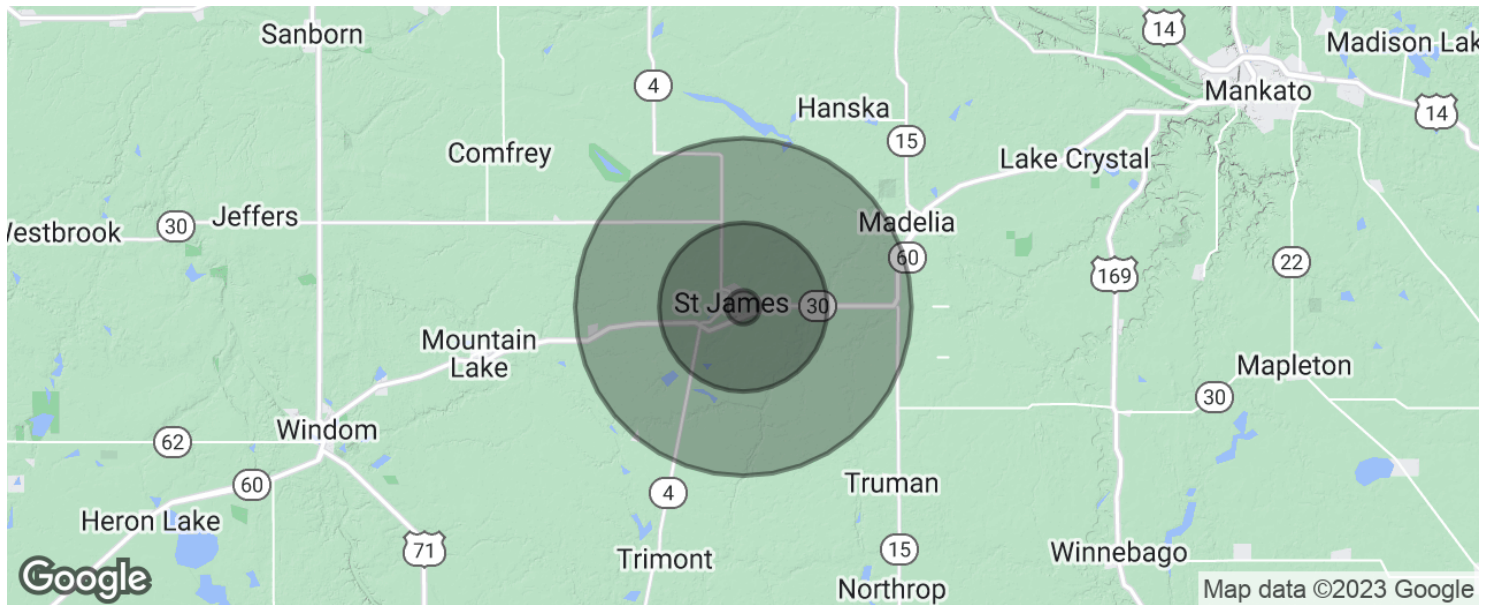
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,616	7,312	11,240
Median age	45.7	45.3	43.1
Median age (Male)	46.7	46.0	43.1
Median age (Female)	45.1	45.0	43.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	664	2,989	4,488
# of persons per HH	2.4	2.4	2.5
Average HH income	\$50,091	\$50,838	\$52,627
Average house value	\$243,294	\$137,854	\$136,556

* Demographic data derived from 2020 ACS - US Census

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CATE DEBATES

Vice President | Agent

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Direct: 507.676.4327 | Cell:

MN #40646167

PROFESSIONAL BACKGROUND

Cate is the Vice President for Coldwell Banker Commercial Fisher Group, positioning our company as the #1 commercial real estate office in the marketplace, handling our brand and marketing strategy, while engaging new and existing clients. Cate is also a CBC Fisher Group commercial agent, selling and leasing office, retail and industrial property in southern Minnesota. She has closed more than \$10.9M in transactions and sold or leased 231,000+ square feet in 2021. Cate continues to help our sales team grow our portfolio of satisfied owners and tenants. A member of the CBC Worldwide Circle of Distinction, she was also the recipient of the 2021 Pathfinder in Innovation Award. This award is presented annually to the owner, manager, sales professional or Coldwell Banker Commercial affiliate company employee who found an innovative solution to guide their clients or their business to achieve exceptional outcomes in 2021.

Cate is active in the Greater Mankato community, affording CBC Fisher Group the ability to directly communicate to potential clients and tenants in an unassuming and friendly fashion. She stays engaged in the community in a variety of roles including the City Center Partnership Board of Directors, Twin Rivers Council for the Arts Board of Directors, is a founding member of the Women's Giving Circle, Volunteers with the Mankato Area Foundation and was the 2019-2021 Chair of the Minnesota Chamber of Commerce Leaders Lab program.

Cate is a graduate of Minnesota State University, Mankato with her B.S. in Public Relations and an M.S. in Educational Leadership. A proud Minnesota State alumna, you can often find her at a Maverick Hockey game with her husband, Greg. They live on Lake Washington where they enjoy walks and bonfires with their extremely large loveable dogs, Frank and Clark.

Cate's favorite quote:

"A good leader is a person who takes a little more than their share of the blame and a little less than their share of the credit."

– John C. Maxwell

EDUCATION

B.S. Public Relations/Mass Communications; Minnesota State University, Mankato (2010)

M.S. Educational Leadership; Minnesota State University, Mankato (2013)

MEMBERSHIPS

CCIM - Member

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