

RETAIL FOR SALE

FREESTANDING, FULLY OPERATING BAR/RESTAURANT/BREW PUB

781 SW Old Highway 8, New Brighton, MN 55112



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
LOT SIZE:	0.56 Acres
BUILDING SIZE:	2,610 SF
ZONING:	B-3, General Business
PROPERTY TYPE:	Restaurant/Brew Pub

PROPERTY OVERVIEW

Fantastic opportunity to purchase a turn-key, freestanding, fully operating bar/brew pub/restaurant with outside patio seating and ample parking ideally located in the Twin Cities Metro. Continue to operate as a full-service bar/restaurant/brew pub or redevelop. Pylon signage, some solar panels (which provides 30-percent of the buildings electrical power), beer brewing equipment, full bar and kitchen with hood vent and grill.

PROPERTY HIGHLIGHTS

- Turn-key Freestanding Bar/Restaurant/Brew Pub
- Ansul 10' and 6' Hood Vent System | Grill, Fryer, Oven, and Salamander
- Fermenters: 4-Barrel and 1-Box | Bright Tank: 6-Tanks



KW COMMERCIAL
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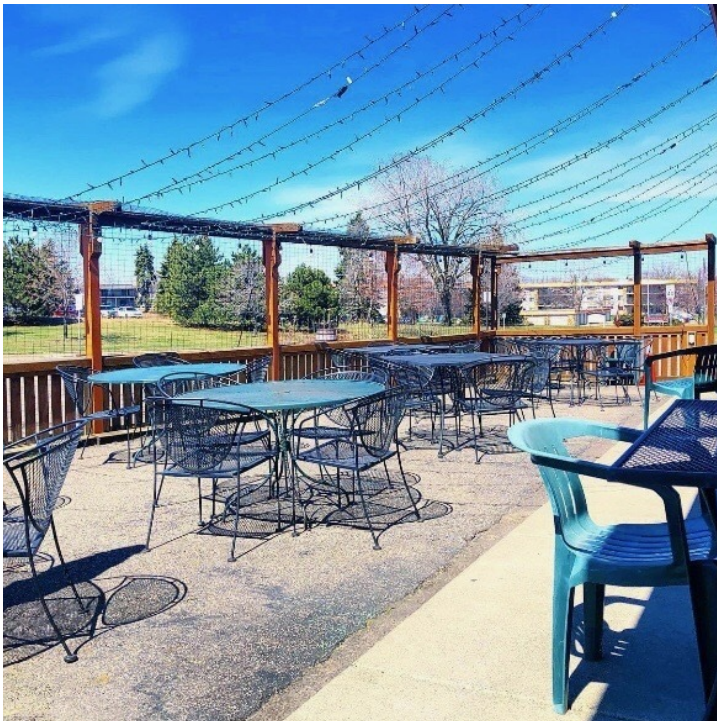


LOCATION INFORMATION

Building Name	Barley John's
Street Address	781 SW Old Hwy 8
City, State, Zip	New Brighton, MN 55112
County	Ramsey
Parcel ID	323023340023
Total Acreage	0.56 Acres
Nearest Highway	Hwy 88 and I-35W

BUILDING INFORMATION

Building Area	2,610 SF
Average Floor Size	1,305 SF
Number of Floors	2
Seating	50 Interior / 110 Patio
Power	240/120 Volt, 200 Amp, 3 Phase
Solar Power	30% of Building Electrical Power
Signage	Pylon and Building
Year Built	1969
Equipment/Inventory	Full List of Equipment/Inventory Available Upon Request



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Interior Seating For Approximately 50

Exterior/Patio Seating For Approximately 110



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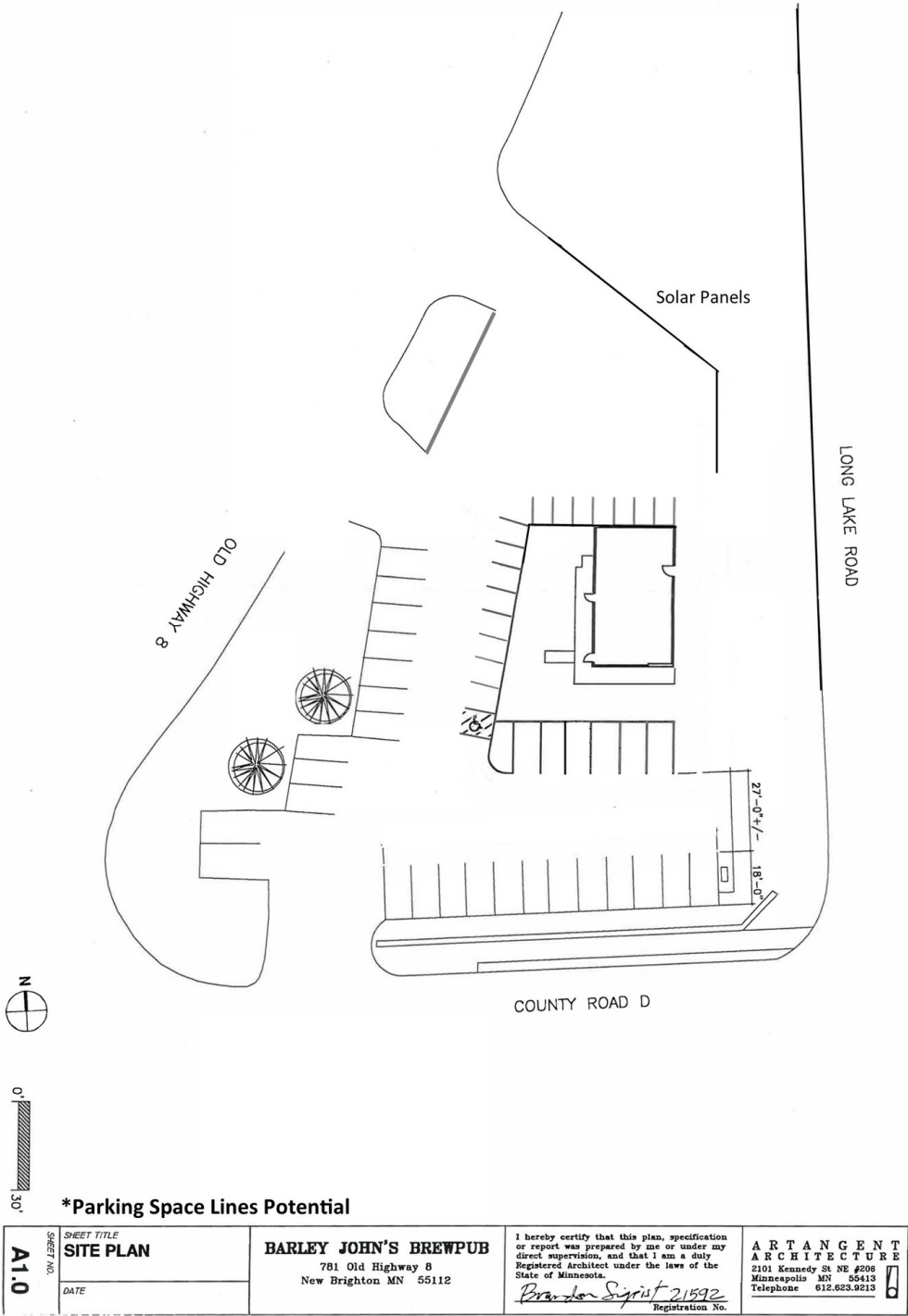
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SITE PLAN

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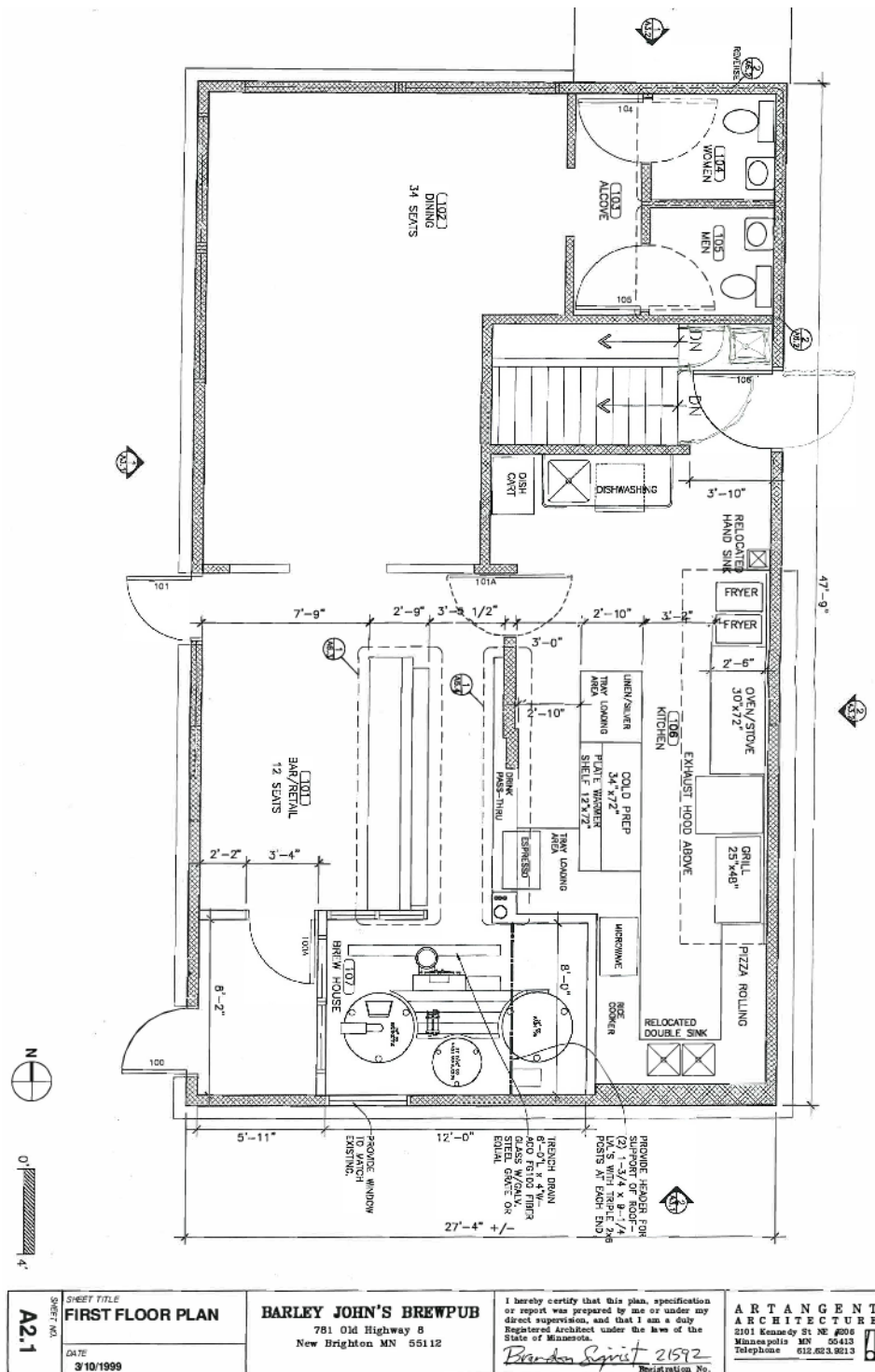
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MAIN LEVEL

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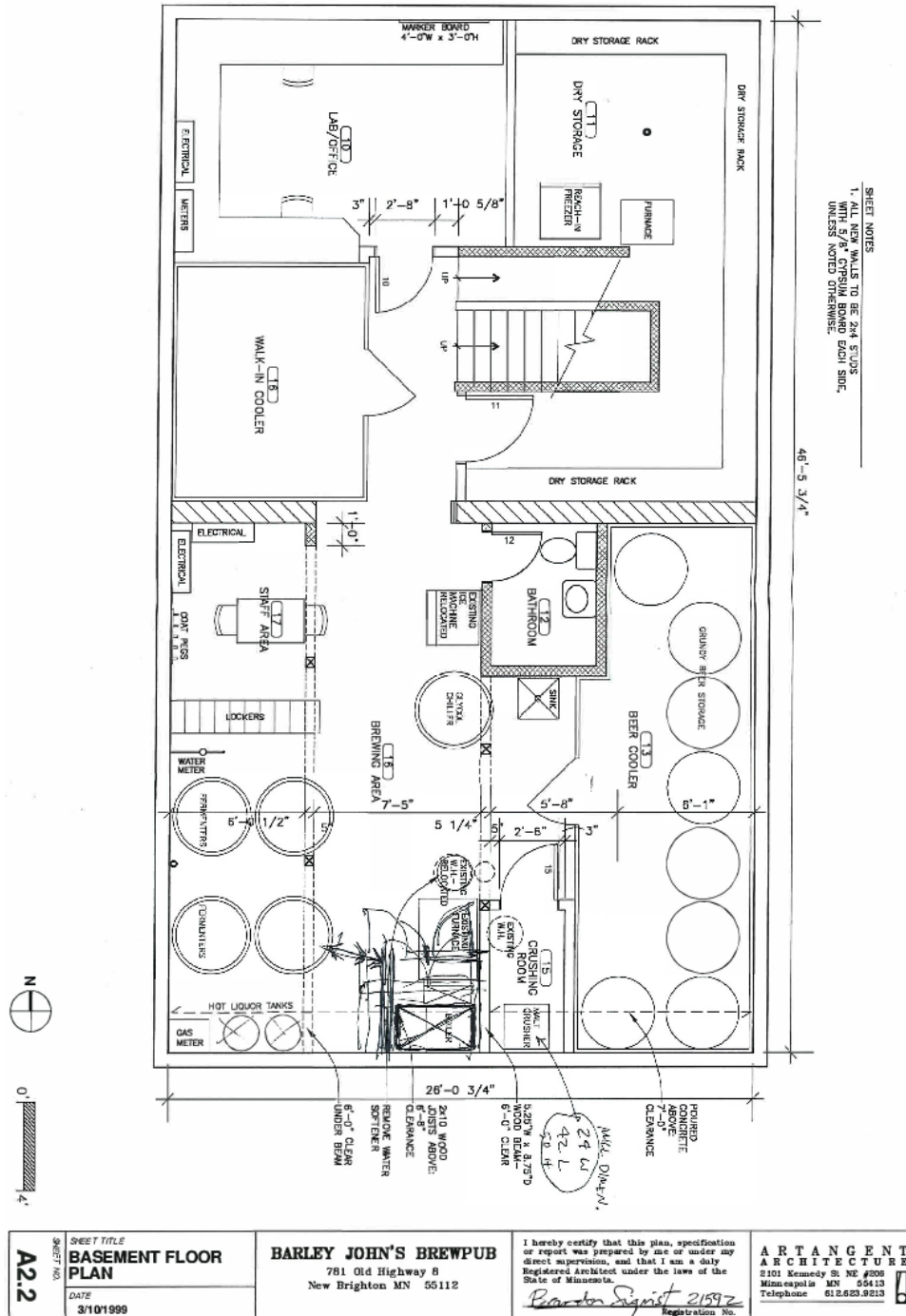
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LOWER LEVEL PLAN

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PARTIAL INVENTORY LIST

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- 8-Burner Tri-Star Grill
- 6-Burner Double Oven Stove with 24" Griddle and Salamander
- One (1) 35# Deep Fryer
- One (1) 40#
- Two (2) Hubert XL 30 Dishwashers
- Two (2) Salad Space Cooler w/1-Door
- Kratos - 3-Door Sandwich Prep Line Cooler
- 5' x 3' Stainless Table
- 2-Door Randell Worktop Freezer
- Two (2) Commercial Microwaves
- Vulcan 5-Rack 1-Door Convection Oven
- New Ansul System
- 2-Door Bar Refrigerator
- Two (2) Upright Freezers
- One (1) Chest Freezer
- 10' x 10' Food Cooler; All New Refrigeration Parts Updated; Refrigerant
- 6' x 25' Beer Cooler New Evaporating Coil or Secondary Walk-In
- 3 ½-Barrel Decoction Capable Brewhouse
- Five (5) Fermenters, Foreclosed in One (1) Open Top / Four (4) Closed
- Ice Machine 5-years old
- 14 Tables and 36 Chairs
- 250,000 BTU Boiler

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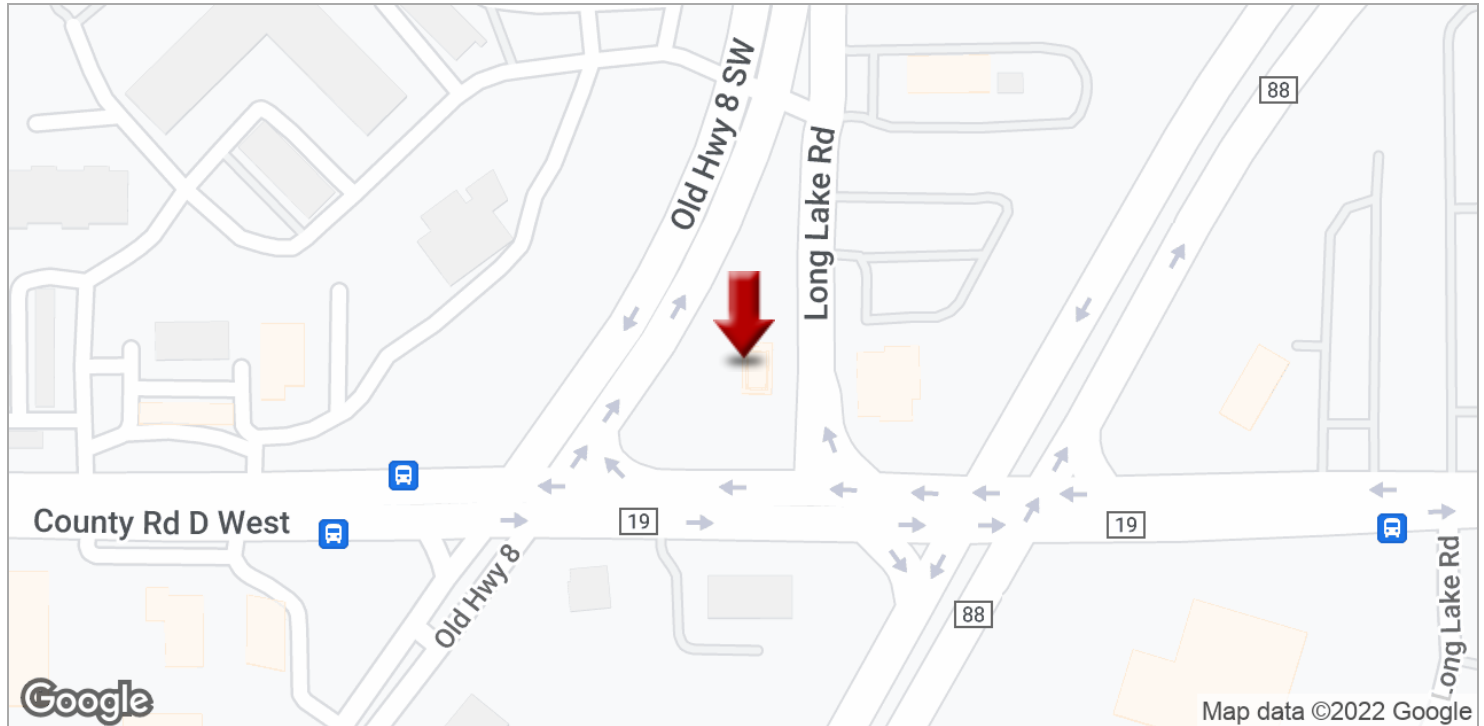
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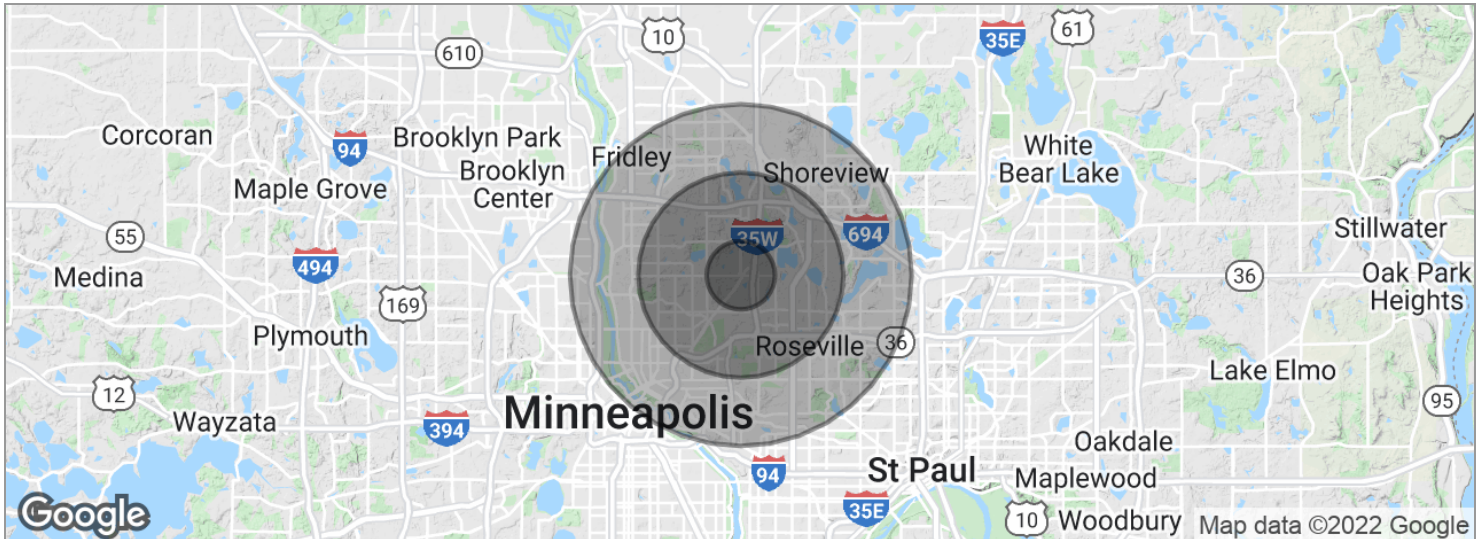
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,048	78,714	243,001
Median age	33.7	38.6	36.4
Median age (male)	33.3	36.2	35.2
Median age (Female)	35.0	40.8	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,652	32,964	101,046
# of persons per HH	2.5	2.4	2.4
Average HH income	\$69,282	\$73,939	\$67,283
Average house value	\$219,603	\$270,447	\$257,780

* Demographic data derived from 2010 US Census

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