

FOR SALE, JOINT VENTURE, OR LEASE

The Commodore Bar & Restaurant

79 WESTERN AVENUE NORTH

Saint Paul, MN 55102

PRESENTED BY:

EDWARD RUPP

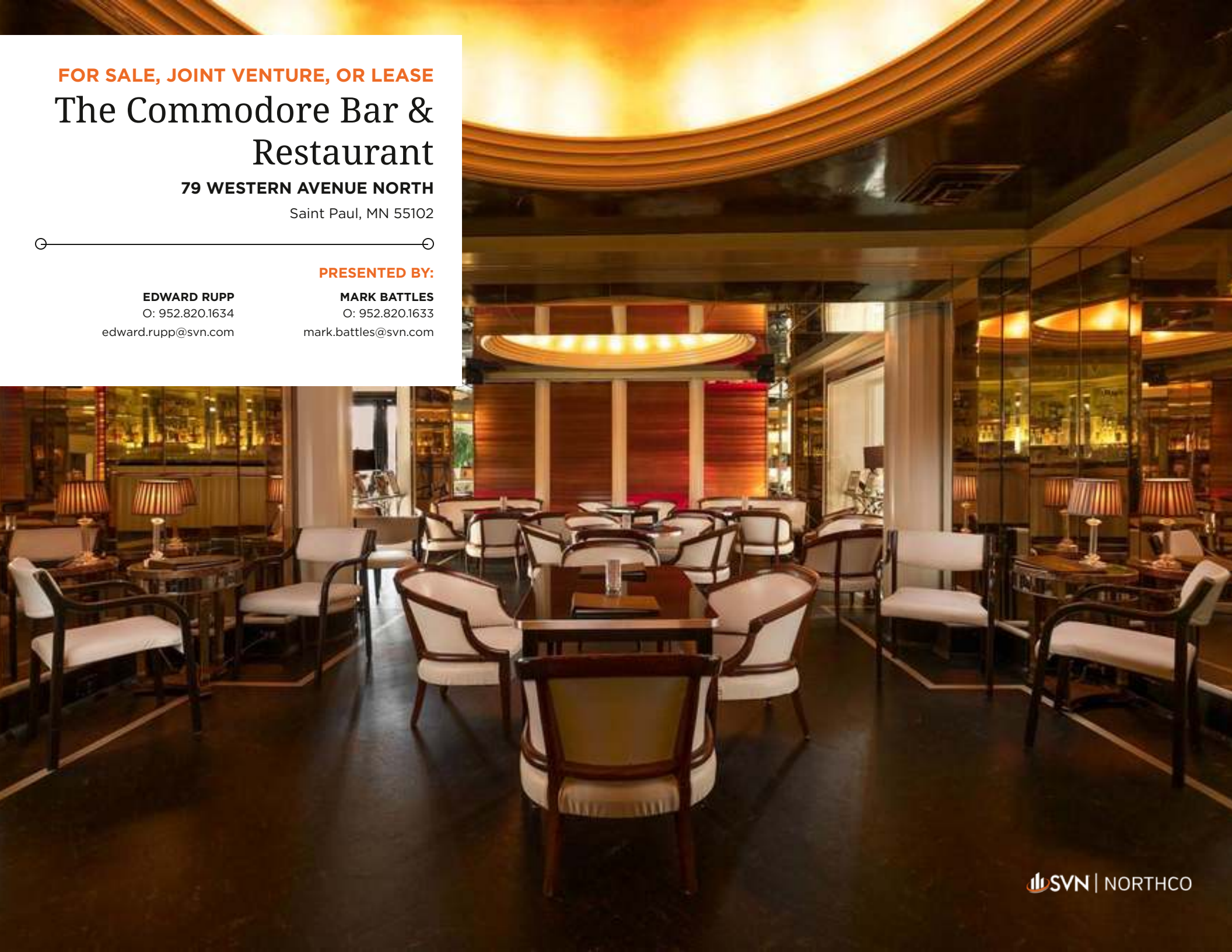
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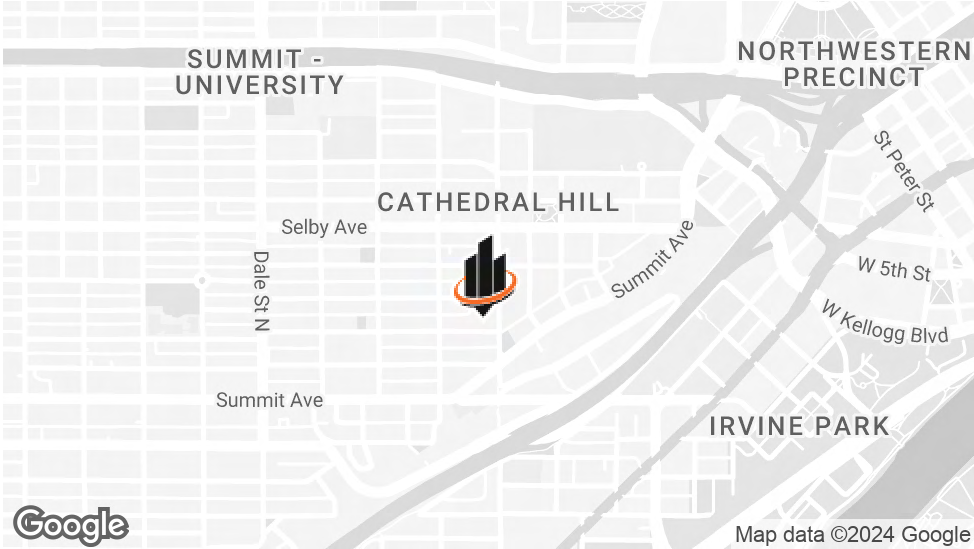
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,995,000
ADDITIONALLY AVAILABLE:	Ballroom of ±2,620 SF (\$500,000)
CONDO SIZE:	±10,025
PRICE PSF:	\$199.00
YEAR BUILT/RENOATED:	1920/2015
ZONING:	RM3
SUBMARKET:	Cathedral Hill

PROPERTY OVERVIEW

SVN | Northco has been engaged as the exclusive listing broker for the sale or joint venture offering of The Commodore Bar & Restaurant and associated real estate at 79 Western Avenue N, Saint Paul, MN 55102 ("Property"). Experience the glamour and romance of a bygone era at the legendary Commodore, which has been a winner of "Best Restaurant Design" at the Charlie Awards, a food and beverage industry awards show, among many other accolades. The Property has been home to The Commodore Bar & Restaurant since 2015, but has been closed since the onset of the Covid-19 Pandemic, except as an event venue.

PROPERTY HIGHLIGHTS

- The owner will entertain an outright sale or joint venture proposal(s), and leasing proposals will also be considered
- The included real estate is defined as the first floor condominium unit of the current Commodore Bar & Restaurant, which is housed in the former Commodore Hotel (now the Commodore Condominiums). The Ballroom portion, which is approximately 2,620 SF, is additionally available at \$500,000.
- One of the Twin Cities' most historically significant buildings that is located in one of the Twin Cities' most historically significant neighborhoods

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HIGHLIGHTS OF THE OFFERING

- The owner will entertain an outright sale or joint venture proposal(s), and leasing proposals will also be considered
- ±10,025 SF of restaurant, bar, and event space across four distinct rooms that have been remodeled to the highest standards of quality. Irreplaceable original architectural details remain, including hard to replicate plasterwork. The ballroom, which is comprised of approximately 2,620 SF, is additionally available.
- One of the Twin Cities' most historically significant buildings that is located in one of the Twin Cities' most historically significant neighborhoods. The Property has been operating as a bar since 1920 and was extensively remodeled in 2015.
- Winner of "Best Restaurant Design" at the Charlie Awards, a restaurant, food and beverage industry awards show, among many other accolades
- Featured in the Washington Post and other publications
- All Goodwill is included in the sale, including the the "Commodore Bar & Restaurant" trade name
- All FF&E is included in the sale or partnership, including owned kitchen equipment (with the exception of the dishwasher which is leased).
- Free parking available on a large surface lot via a shared parking agreement with the Commodore Condominium Association
- The Property is fully ADA compliant
- The space contains two sets of men's and women's restrooms
- The Property is located only blocks from both I-94 and I-35E
- Located just one block off Summit Avenue, and the Property is in close proximity to downtown Saint Paul, the Selby Avenue Restaurant District, and Grand Avenue
- Formerly home to the luxurious Commodore Hotel. Famous residents included F. Scott and Zelda Fitzgerald, Al Capone, and John Dillinger. The Property has a permanent competitive advantage by having these associations to legendary figures of the prohibition era.



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THE RESTAURANT



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OCCUPANCY COUNTS

DINING ROOM	60
EAST LOUNGE	50
NORTH LOUNGE / LOBBY BAR	30
"MIRROR BAR"	27

THE BALLROOM (EVENT VENUE, ADDITIONALLY AVAILABLE)

RECEPTION CAPACITIES

BALLROOM	150 Seated
DINING ROOM/DANCE FLOOR	50 Seated
WHOLE VENUE	200 Seated / 250 Cocktail Style



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THE HISTORY OF THE INCOMPARABLE COMMODORE



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THE GLAMOUR & ROMANCE OF A BYGONE ERA

In 1920, the Commodore Hotel opened as the third of Cathedral Hill's great residential hotels, joining the Blair House (now a condominium like the Commodore) and the Aberdeen (demolished in 1944).

1920 was a time of great change in St. Paul and the nation. The previous ten years saw the construction of the Cathedral, the Saint Paul Hotel, the University Club, the Saint Paul Athletic Club, The Minnesota Club, and the last of the Great Summit Avenue mansions.

Prohibition during the 1920s forced the closure of the Commodore Hotel's bar. However, the Commodore featured a speakeasy in the basement and hosted the likes of F. Scott Fitzgerald. Many families moved into the Commodore from the Cathedral Hill homes their children had grown up in. Even a few mobsters arrived in town, taking advantage of the O'Conner Rule, which gave the Chicago mob protection from prosecution in St. Paul in return for leaving us alone.

By 1933, the Harlem Renaissance was in full swing and the bands of the time played in Harlem at the Apollo, Cotton, & other clubs. The 21st Amendment passed, ending Prohibition. To celebrate, the owners of the Commodore Hotel joined the Art Deco hotel design craze and hired Werner Wittkamp to design a fabulous bar reminiscent of the bars found in some of the then-great transatlantic ocean liners. Mr Wittkamp was born in Berlin and came to the United States to work for Flo Ziegfeld's Ziegfeld Follies in New York designing lavish stage sets. He also worked with Max Reinhardt and the great F.W. Murnau on the sets for many great silent films.

Through the years, and through extensive renovation to preserve Wittkamp's vision, the Commodore has retained its ability to welcome guests to step back in time and experience the *glamour and romance of a bygone era*.

CUSTOMER REVIEWS



***“It's a luxurious getaway with that
speakeasy feel that gangster-era
St. Paul is famous for.”***

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4.5/5 STARS ON GOOGLE REVIEWS

- Great cocktails, rich history, original bar, and beautiful people. **You know that old fur coat your grandma left you in her Will?! Wear it at The Commodore.** - Megan Y
- It's easily the most subtly elegant bar & restaurant I have ever encountered. - Dylan A
- You cannot beat the ambiance of this place. The historical charm is absolutely unmatched.. it genuinely feels like you're dining in the 1920s - Chris F
- A really swanky place, replete with silver-framed mirrored hallways and walls, to a Deco bar that will make you catch your breath. Dine here, lounge here, cocktail here, be seen here...it's a luxurious getaway with that speakeasy feel that gangster-era St. Paul is famous for. - Harrison D
- You can tell this place is full of a rich history. You can almost see the prominent people from earlier eras walking around. I attended a wedding party here that I'll never forget... the room we were located in was the perfect size for a party. It was inviting you to get up and dance. - WT Gamers
- Great atmosphere if you're looking for the old time '20s scene. - Ricky D
- If your looking for a classy establishment, this is the place for you. I can see this being a favorite stop for those old souls as well. - Ted G
- A cozy and romantic atmosphere where one can enjoy the elegance of a classy place in the Roaring 20's. - Richard L
- The atmosphere of this place will make you feel like you're stepping into the world of James Bond. Make sure you check out all the different rooms as the atmosphere in each room is different. - Ivan Lo
- Wonderful drinks! The atmosphere is the best--two steps above any pseudo-speakeasy or roaring 20's bar. This place is the real deal!It has a solid variety of bars, lounges, and seating areas to give you whatever experience you want. - Justin S

PRESS



- **The Growler - The Mill:** Lenny Russo lands at the Commodore, Octo Fishbar opening October 10
- **Eater Twin Cities** - Golden's Deli, Butcher Block Close While Lenny Russo Makes a Comeback
- **MSPMag** - Lenny Russo is Back! And Taking Over The Commodore
- **KLFD Radio** - This vintage St. Paul restaurant is getting a big-name chef
- **Pioneer Press** - Lenny Russo will take over the kitchen at The Commodore
- **Star Tribune** - Chef Lenny Russo takes the reins at St. Paul's Commodore months after closing Heartland - September, 2017
- **Unique Eats and Eateries of the Twin Cities** - by Terri Peterson Smith

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- **Amelia Rayno Twitter** - Everybody get to this event @ the @CommodoreStPaul tonight (6-8 pm). I'll be there for a chat ab my Cuba trip + Q&A! - July, 2017
- **Amelia Rayno Instagram** - Stepping inside the @commodorestpaul feels like a journey down the rabbit hole to another world. - July, 2017
- **City Pages** - F. Scott Fitzgerald's Minnesota: Revisiting the haunts and homes that still stand, July 2017
- **Visit Twin Cities** - The biggest restaurant openings (and re-openings) across the Twin Cities, June 2017
- **MinnPost** - F. Scott Fitzgerald Society events open to the public, June 2017
- **American Distilling** - The Commodore Bar Bootleggers Club welcomes Twisted Path Distillery, June 2017
- **Star Tribune** - Star Tribune Events Calendar Heading to Havana, June 2017
- **CBS Minnesota** - Minnesota Events - Heading to Havana, June 2017
- **Star Tribune** - Where do you go with tasting flights after wine and beer? Hard liquor, April 2017
- **Saint Paul Magazine** - Best Restaurant Finalist, March 2017
- **Star Tribune** - What's Hot This Week, January 2017 Secrets of the City - Feature on the Whiskey-A-Go-Go Event, September 2016
- **Saint Paul Pioneer Press** - John Rupp saw Cathedral Hill's future and set about rescuing it, September 2016
- **City Pages** - Feature on the Whiskey-A-Go-Go Event, September 2016
- **Visit St. Paul** - Feature on the Whiskey-A-Go-Go Event, September 2016
- **Secrets of the City** - Feature on the Bootleggers Bossa Nova Event, July 2016

PRESS (CONTINUED)



- **New York Times** - Tracing F. Scott Fitzgerald's Minnesota Roots, June 2016
- **Saint Paul Magazine** - The 2016 Best of Saint Paul "Best New Restaurant", Winner, March, 2016
- **MN Meetings** - Feature on the Commodore cocktail, Spring Issue, 2016
- **Minnesota Monthly** - "The Commodore: Jazz-age glamour returns to the neighborhood", February, 2016
- **City Pages** - "The Stunning Commodore Bar, a Favorite of F. Scott Fitzgerald and Now You", January 27th, 2016
- **Pioneer Press** - "Renovated St. Paul Commodore is stylish, stunning - and affordable", January 11th, 2016
- **Minnesota Monthly** - "The Commodore", January, 2016

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- **Finance & Commerce** - "Photos of 2015", December 31st, 2015
- **CBS Minnesota** - "Best Restaurants In Minnesota That Opened In 2015", December 30th, 2015
- **Mpls/St.Paul Magazine** - "Jazz Age, Take Two", December 22nd, 2015
- **Star Tribune** - "Year in review of Twin Cities restaurants: Where and what folks are eating", December 17th, 2015
- **City Pages** - "10 most meat-centric dishes in the Twin Cities right now", November 19th, 2015
- **2015 Charlie Awards** - "Outstanding Restaurant Design" honoree, November 15th, 2015
- **Eater Minneapolis** - "The Hottest Restaurants in Minneapolis and St. Paul Right Now, November 2015", November 5th, 2015
- **Star Tribune** - "Art deco Commodore Bar and Restaurant makes roaring comeback in St. Paul", October 31st, 2015
- **Minnesota Monthly** - "Drink of the Week: The Commodore's Fitzgerald", October 29th, 2015
- **City Pages** - "The Commodore: it's a feast for the eyes and the palate", October 29th, 2015
- **The Villager** - "Icon of Ramsey Hill hospitality is reborn", October 27th, 2015
- **Kare 11** - "The Commodore reopens to a new generation", October 27th, 2015
- **Growler** - "The Commodore Bar and Restaurant Opens Today", October 27th, 2015
- **City Pages** - "This side of Summit: A walk through Fitzgerald's St. Paul", October 26th, 2015
- **Eater Minneapolis** - "Five Things to Know about The Commodore Opening Tomorrow", October 26th, 2015

PRESS (CONTINUED)



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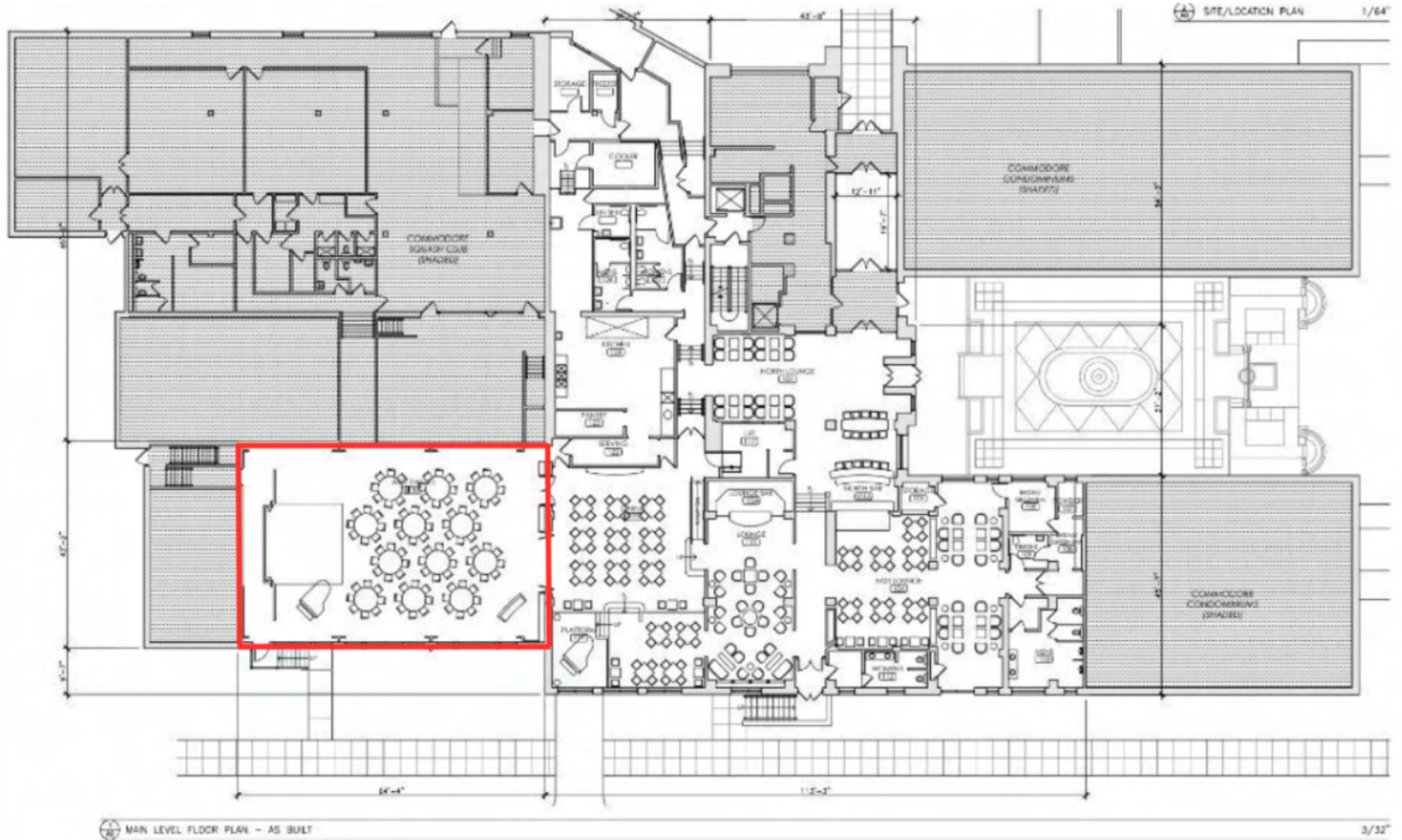
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- **Eater Minneapolis** - "Five Things to Know about The Commodore Opening Tomorrow", October 26th, 2015
- **Midwest Real Estate Journal** - "The Commodore Bar returning to Saint Paul", October 20th, 2015
- **The Line** - "St. Paul's Legendary Commodore Bar to Reopen", Oct 20th, 2015
- **City Pages** - "The Commodore Reopens October 27 and it is Gorgeous", October 19th, 2015
- **Finance & Commerce** - "Restored Commodore evokes Fitzgerald's 1930s", October 16th, 2015
- **Bring Me The News** - "A look inside the revamped, iconic Commodore before it reopens", October 15th, 2015
- **Minneapolis** - St. Paul Business Journal - "Opening soon: The Commodore restaurant is an art deco palace", October 14th, 2015
- **Eater Minneapolis** - "Behind the Art Deco Doors of The Commodore", October 14th, 2015
- **Pioneer Press** - "Renovated Commodore bar opens Oct. 27, a mix of art deco and Hollywood", October 9th, 2015
- **WCCO** - "Bringing Art Deco Back: The Commodore To Reopen After 30 Years", October 8th, 2015
- **Star Tribune** - "The Commodore in St. Paul soon to open to public", October 8th, 2015
- **Eater Minneapolis** - "Chris Gerster, Local Spirits and More Juicy News on The Commodore", October 6th, 2015
- **City Pages** - "The Commodore Will Finally Reopen in October", October 6th, 2015
- **Growler** - "The Commodore to Reopen October 27 after 30-Year Hiatus". October 5th. 2015

FLOORPLAN - WITH MEASUREMENTS
CIRCLED IS THE BALLROOM/EVENT ROOM (ADDITIONALLY AVAILABLE)



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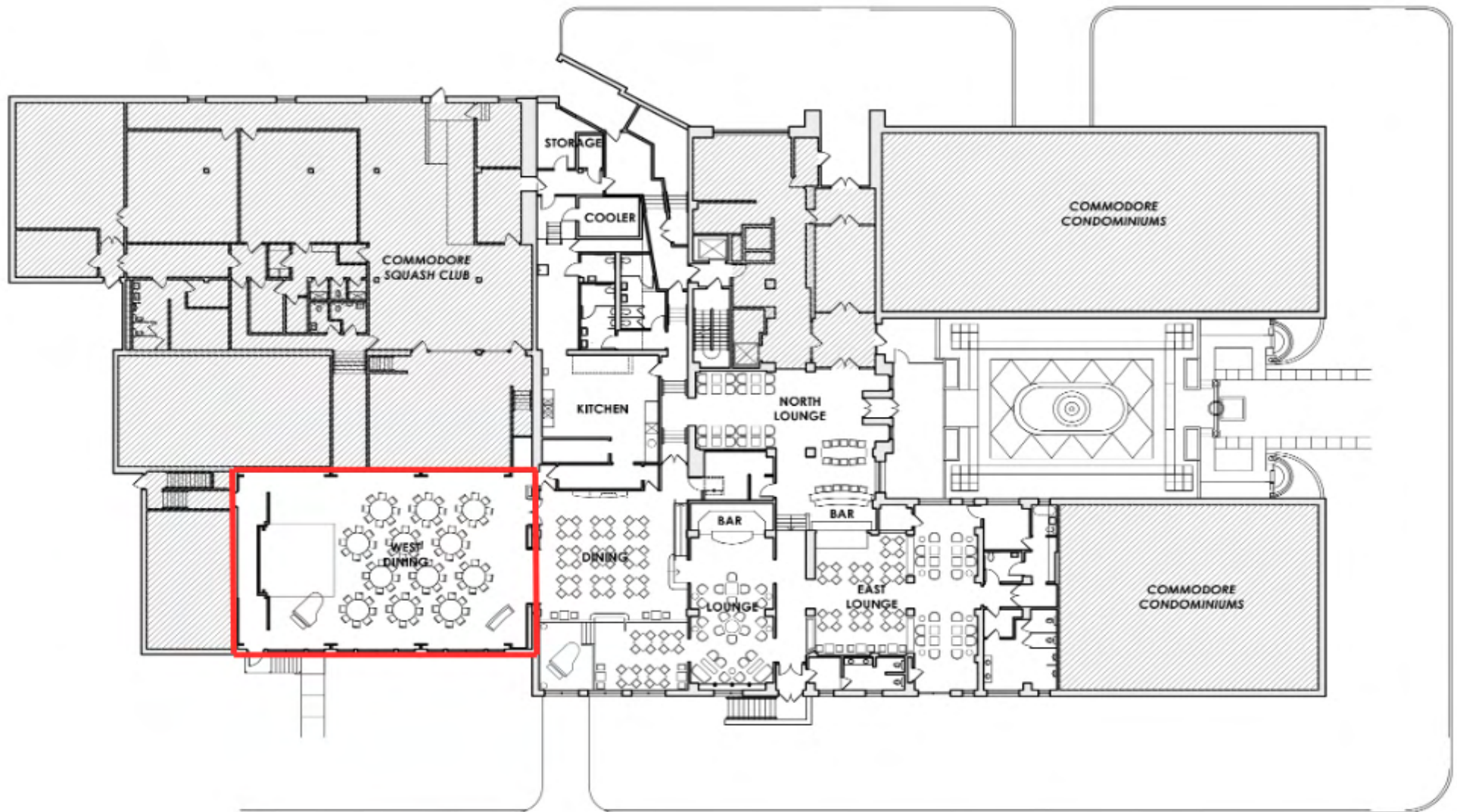
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FLOORPLAN - CIRCLED IS THE BALLROOM/EVENT ROOM (ADDITIONALLY AVAILABLE)



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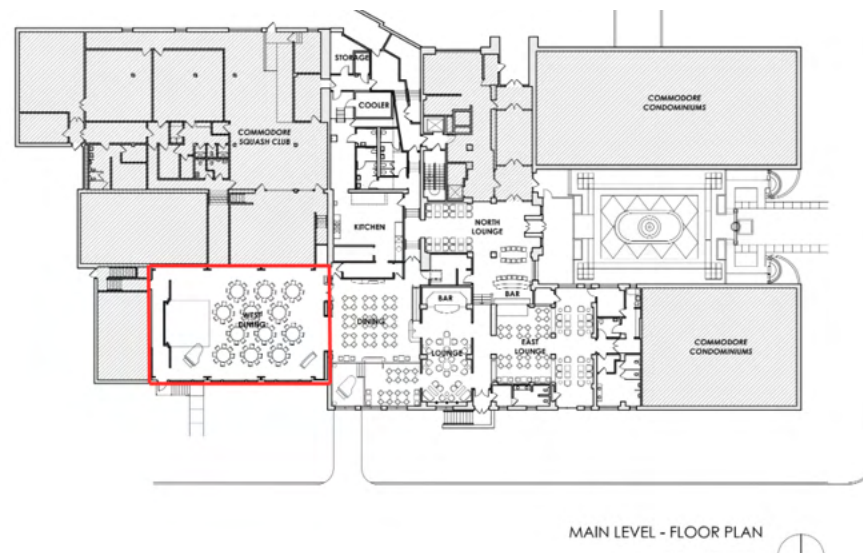
ADDITIONAL PHOTOS



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BALLROOM/EVENT ROOM, ADDITIONALLY AVAILABLE



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NEIGHBORHOOD



CATHEDRAL HILL, SAINT PAUL

The Property is located in the heart of Cathedral Hill, one of the most desirable neighborhoods in the Twin Cities metropolitan area. Cathedral Hill is in close proximity to downtown Saint Paul, Selby Avenue (and its numerous restaurants and boutiques), and Grand Avenue, one of the most popular commercial corridors in the Twin Cities. The neighborhood is known for its elegant architecture, and cultural landmarks. Well-preserved Victorian and early 20th century homes line Cathedral Hill's charming tree-lined streets. The area offers a unique atmosphere with a range of dining options, from casual eateries to fine dining. You'll find bars, coffee shops, and entertainment venues in here. A rich history and famous landmarks add to the neighborhood's charm. Just blocks from the renowned Cathedral of Saint Paul, the James J Hill Mansion, and the University Club of Saint Paul, The Commodore is a landmark in its own right.

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AERIAL PHOTO



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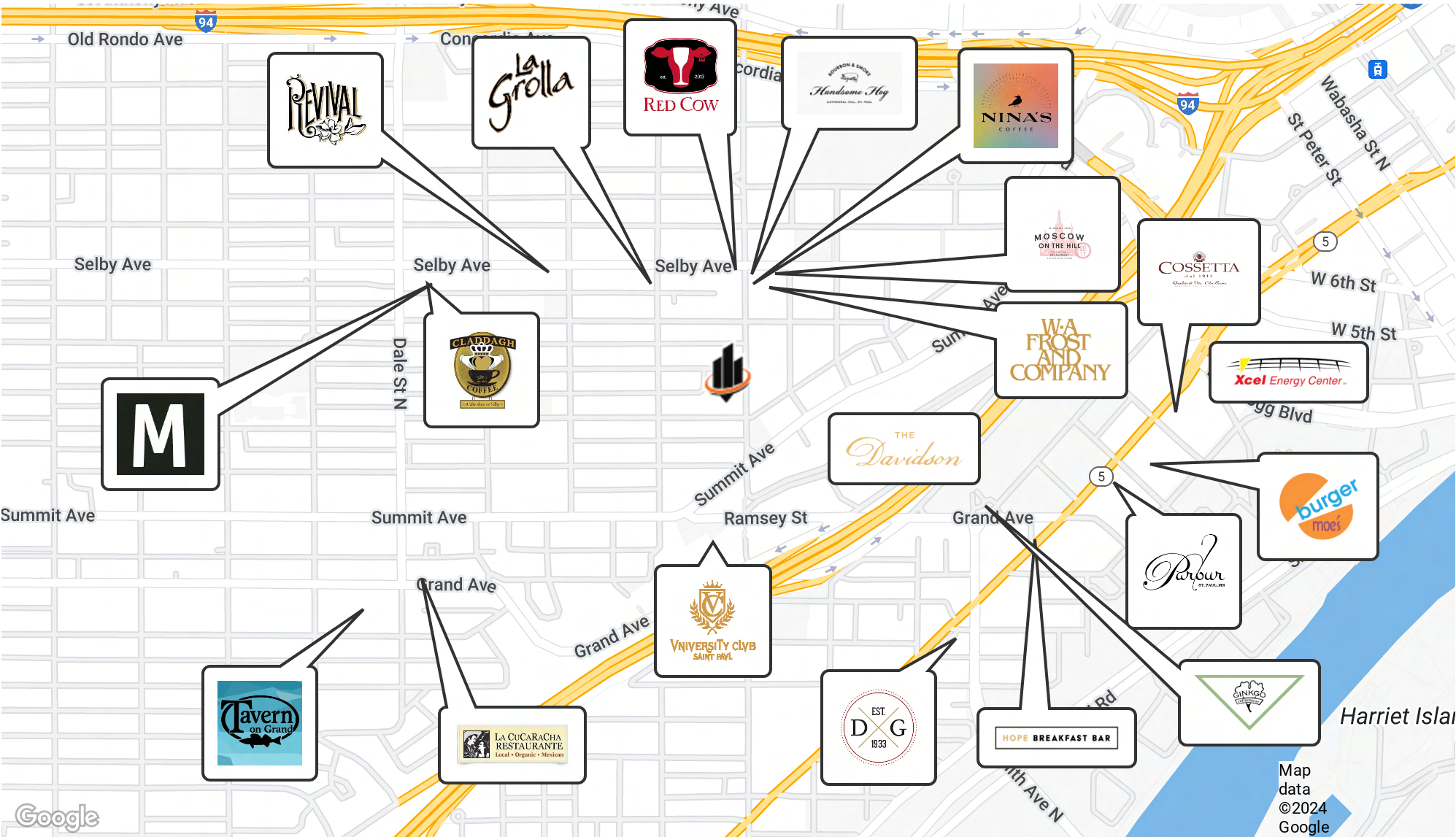
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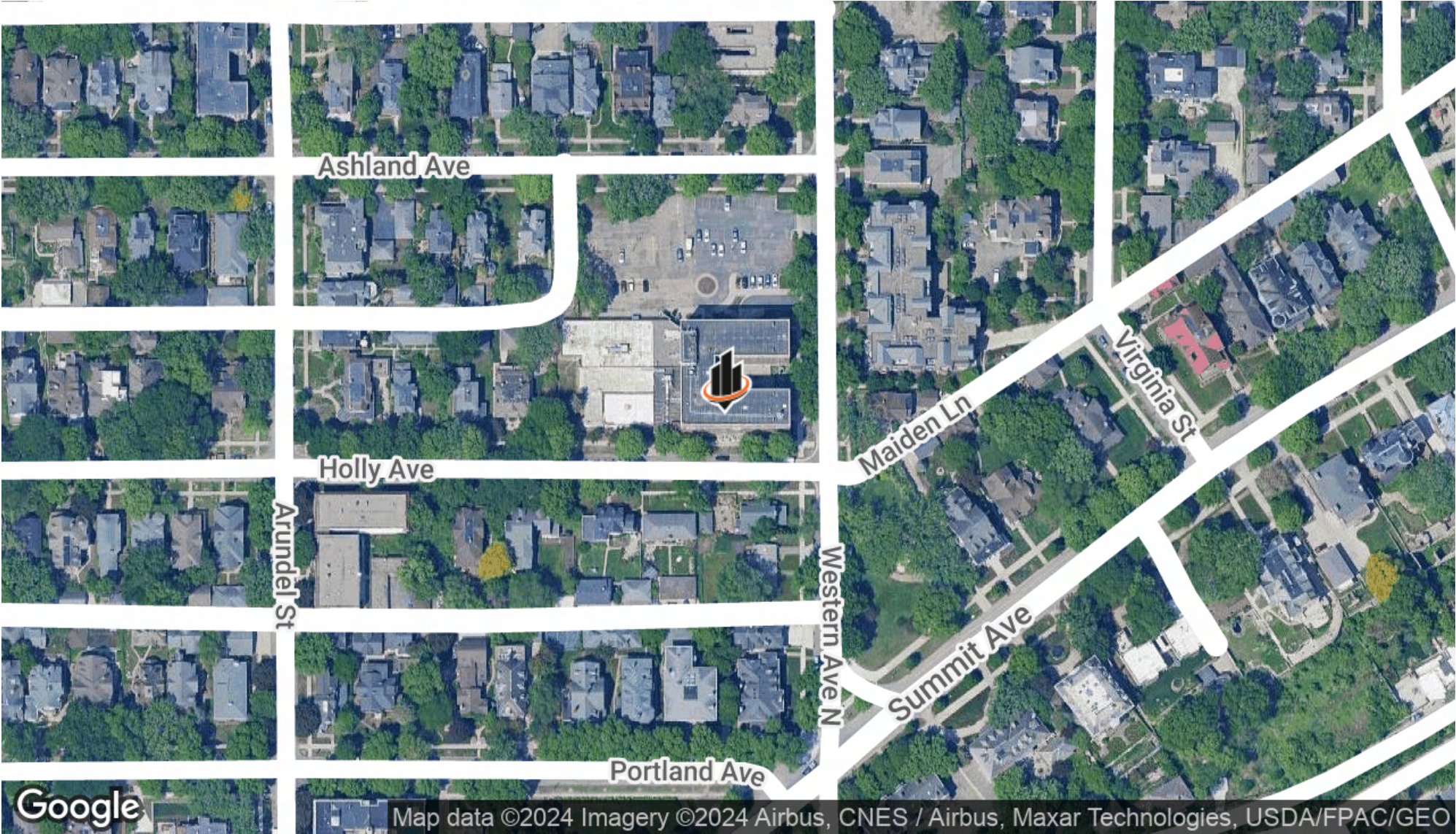
NEIGHBORHOOD MAP



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

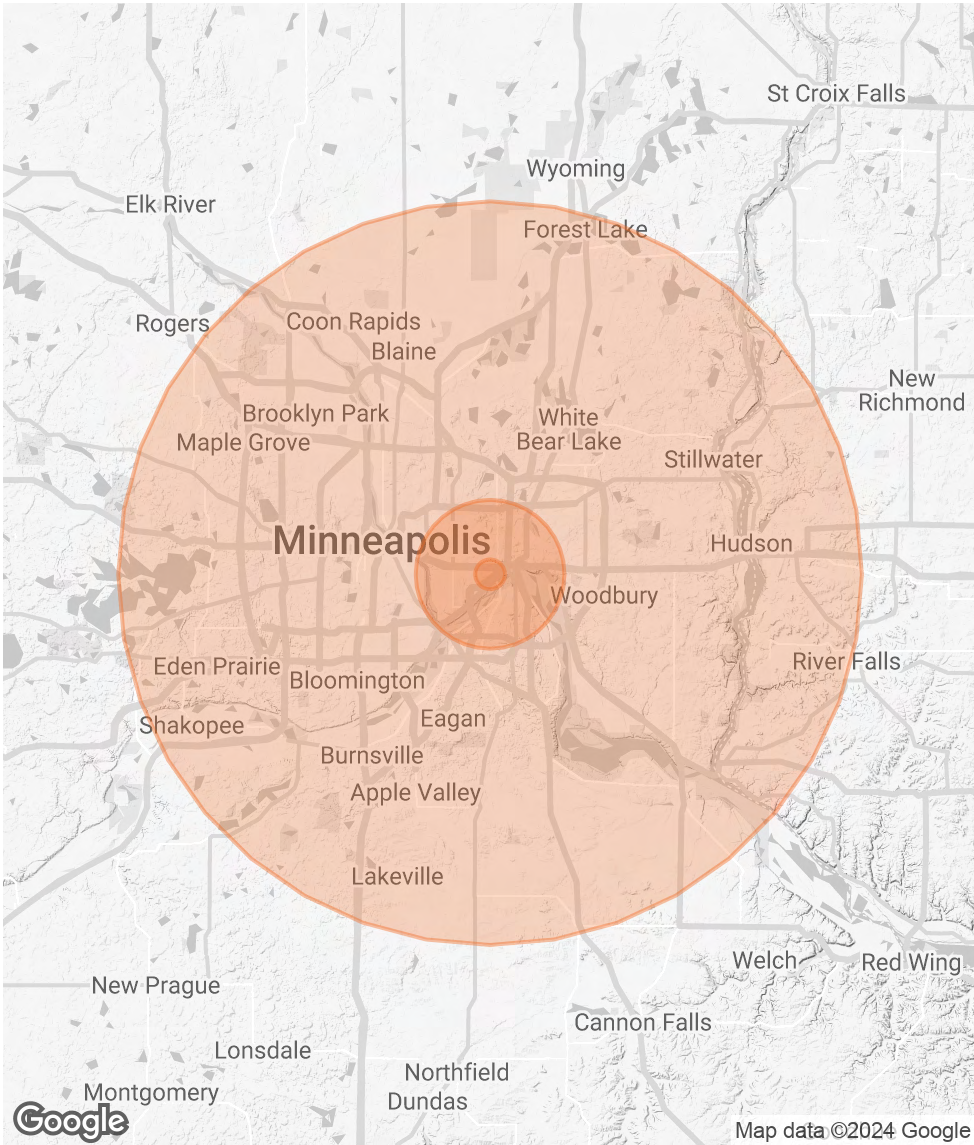
POPULATION 1 MILE 5 MILES 25 MILES

TOTAL POPULATION	21,697	360,176	3,275,596
AVERAGE AGE	31.9	33.6	36.1
AVERAGE AGE (MALE)	32.7	32.5	35.1
AVERAGE AGE (FEMALE)	32.6	34.8	37.1

HOUSEHOLDS & INCOME 1 MILE 5 MILES 25 MILES

TOTAL HOUSEHOLDS	10,664	146,303	1,320,201
# OF PERSONS PER HH	2.0	2.5	2.5
AVERAGE HH INCOME	\$63,523	\$64,602	\$79,550
AVERAGE HOUSE VALUE	\$434,937	\$271,032	\$286,465

2020 American Community Survey (ACS)



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