

# FORMER WHISKEY RIVER RESTAURANT FOR SALE

\$425,000



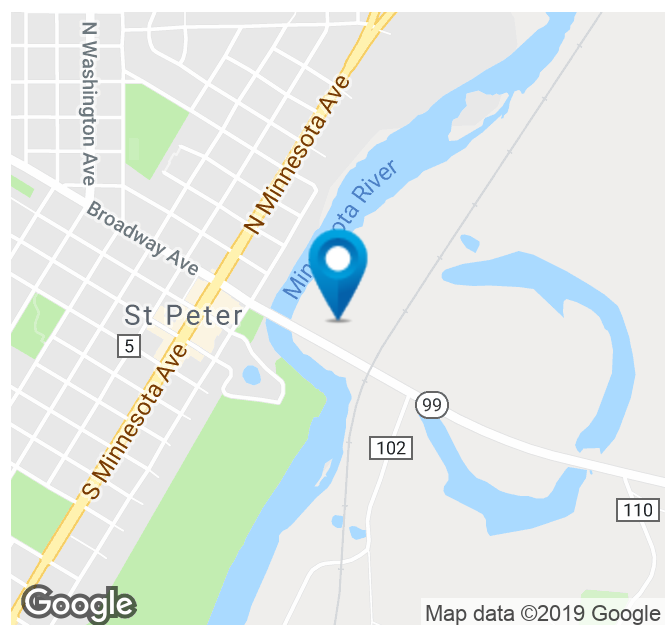
34166 STATE HWY. 99, ST. PETER, MN 56082

## Property Description

Formerly Whiskey River, this property is priced right for sale! Located just across the river from downtown St. Peter, who wouldn't appreciate the beautiful scenery through large glass windows overlooking a wooded ravine. This turn-key facility includes plenty of parking for employees and patrons and is ready for a new owner! Sale includes property, furniture, fixtures, and equipment related to the business.

## Property Highlights

- Turn-key business opportunity
- All inclusive reduced pricing
- Serene setting with wildlife views from interior



**Dave Bergmark**

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## FORMER WHISKEY RIVER RESTAURANT



## OFFERING SUMMARY

|                  |            |
|------------------|------------|
| Sale Price:      | \$425,000  |
| Lot Size:        | 12.8 Acres |
| Year Built:      | 1997       |
| Building Size:   | 9,103 SF   |
| Zoning:          | Commercial |
| Sale Price / SF: | \$46.69    |

## DEMOGRAPHICS

|                   | 10 MILES | 25 MILES | 50 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 12,424   | 62,250   | 267,043  |
| Total Population  | 35,037   | 163,637  | 714,870  |
| Average HH Income | \$64,139 | \$63,974 | \$83,735 |

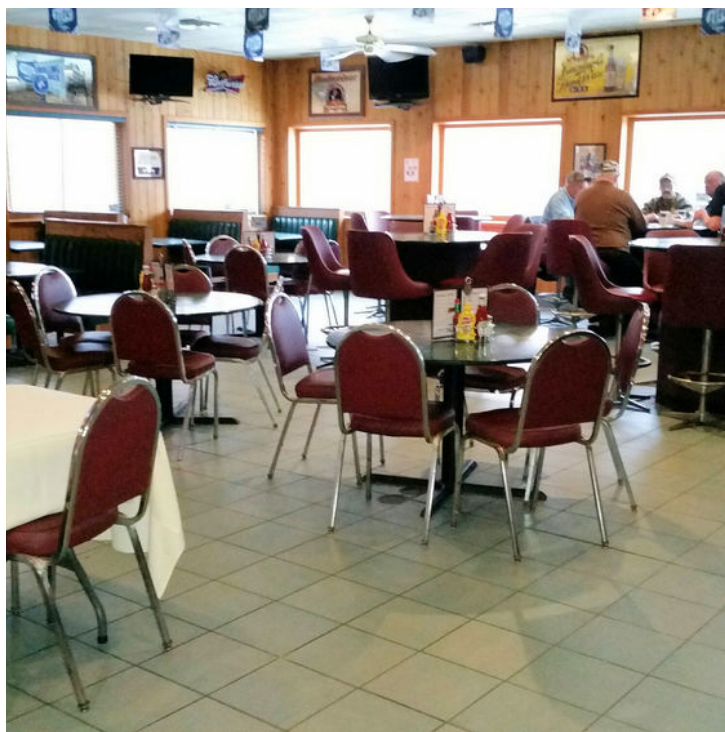


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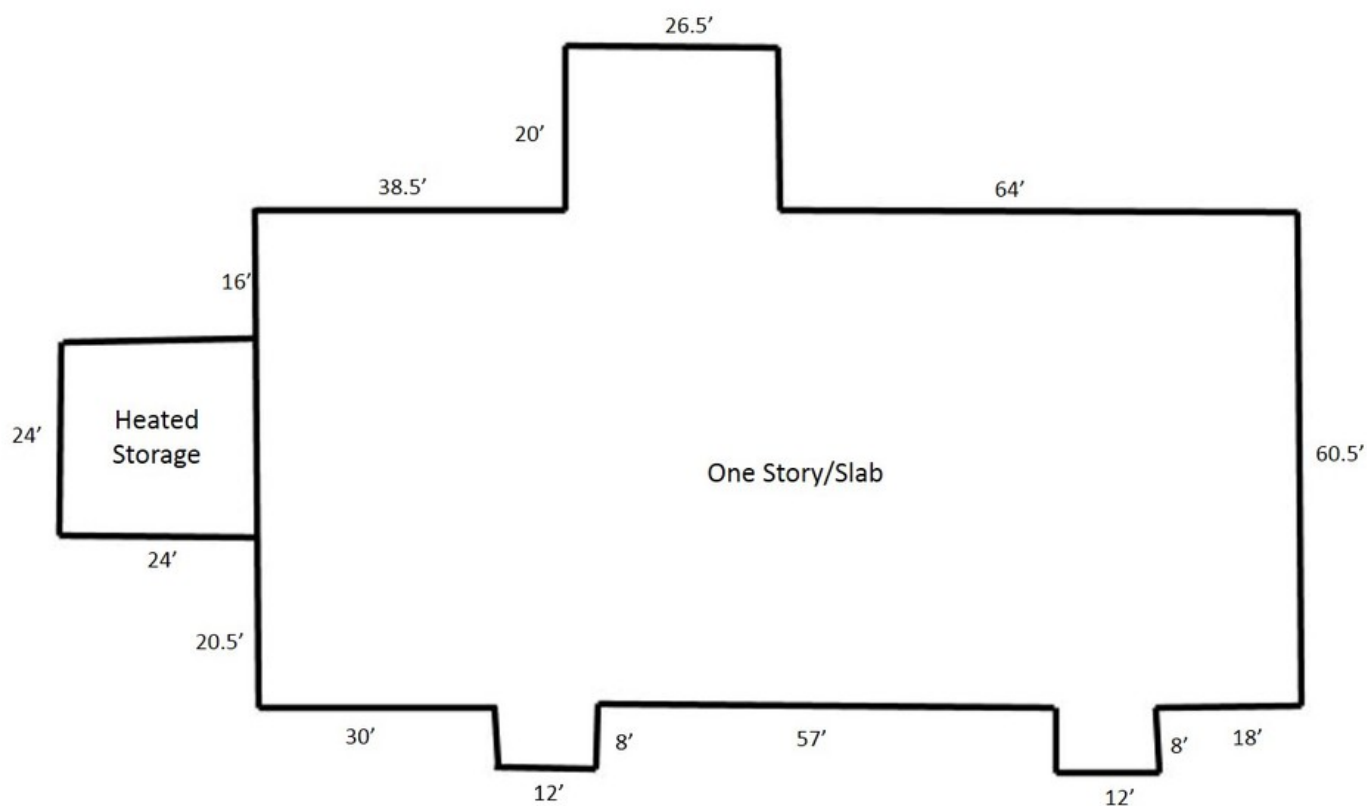
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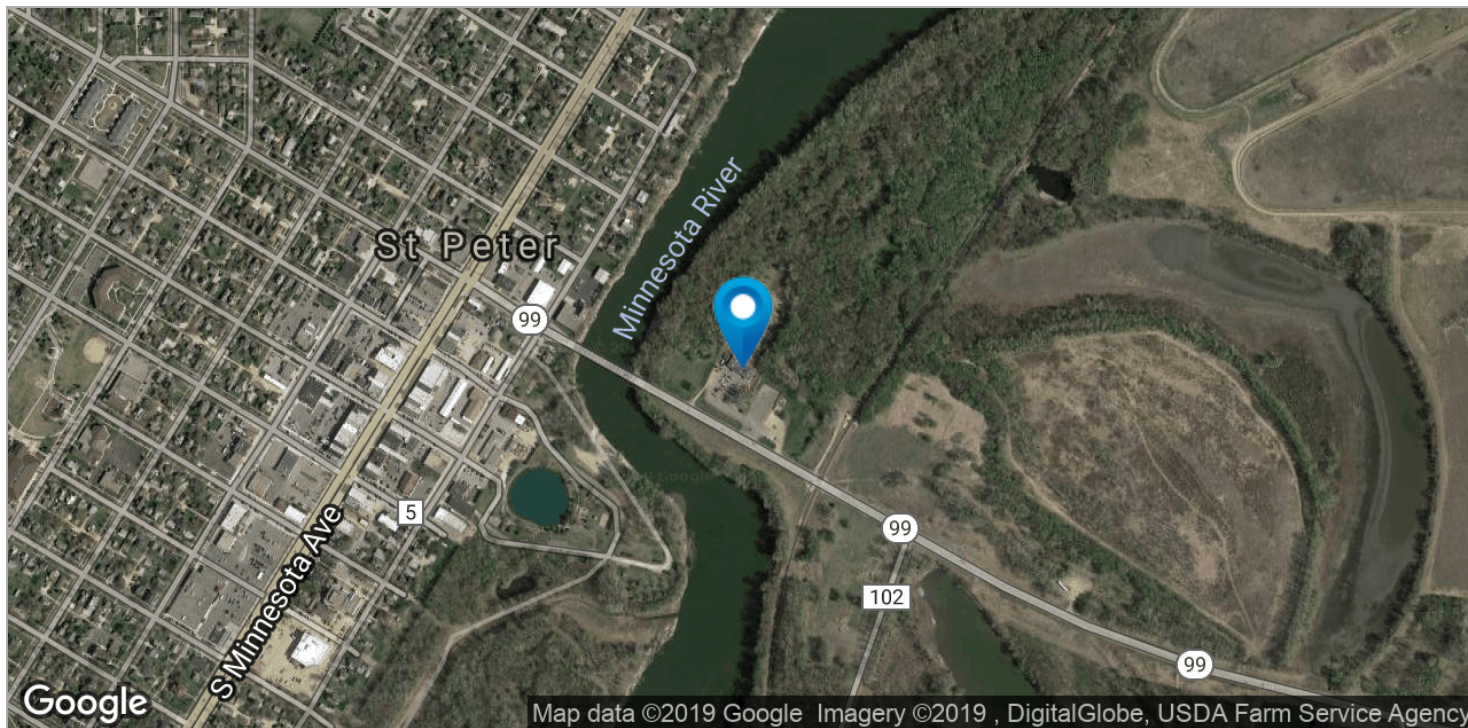
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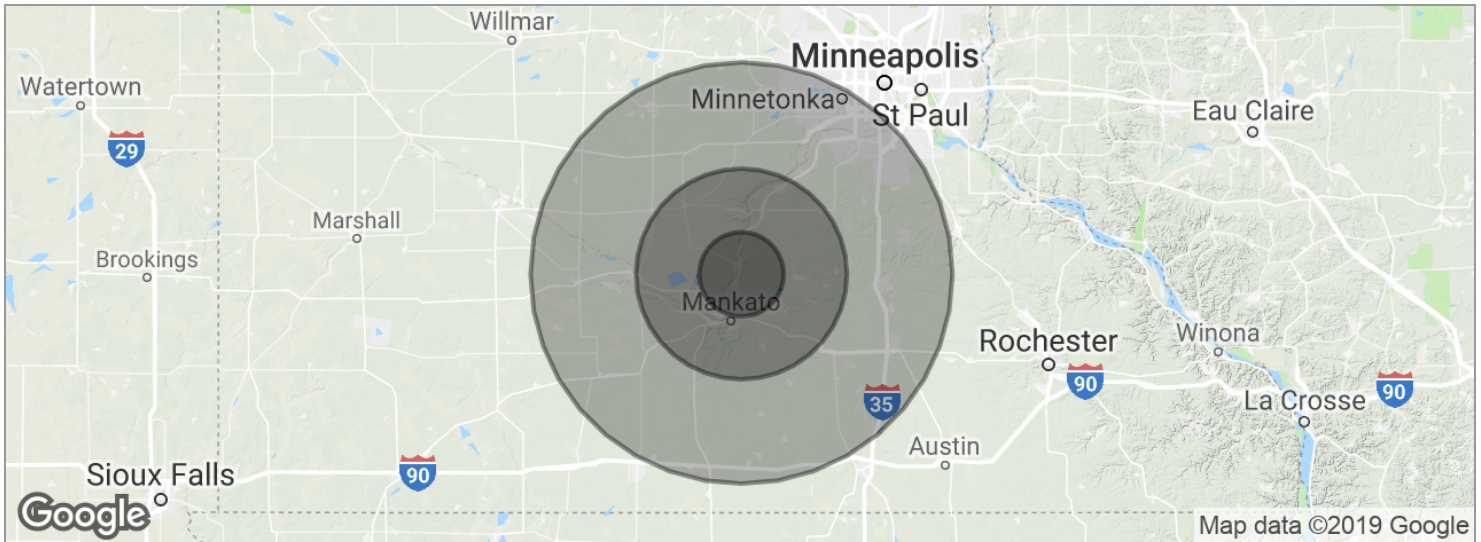
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| POPULATION          | 10 MILES  | 25 MILES  | 50 MILES  |
|---------------------|-----------|-----------|-----------|
| Total population    | 35,037    | 163,637   | 714,870   |
| Median age          | 33.3      | 34.3      | 36.8      |
| Median age (male)   | 32.5      | 33.5      | 36.1      |
| Median age (Female) | 34.2      | 35.6      | 37.4      |
| HOUSEHOLDS & INCOME | 10 MILES  | 25 MILES  | 50 MILES  |
| Total households    | 12,424    | 62,250    | 267,043   |
| # of persons per HH | 2.8       | 2.6       | 2.7       |
| Average HH income   | \$64,139  | \$63,974  | \$83,735  |
| Average house value | \$217,772 | \$211,136 | \$289,089 |

\* Demographic data derived from 2010 US Census

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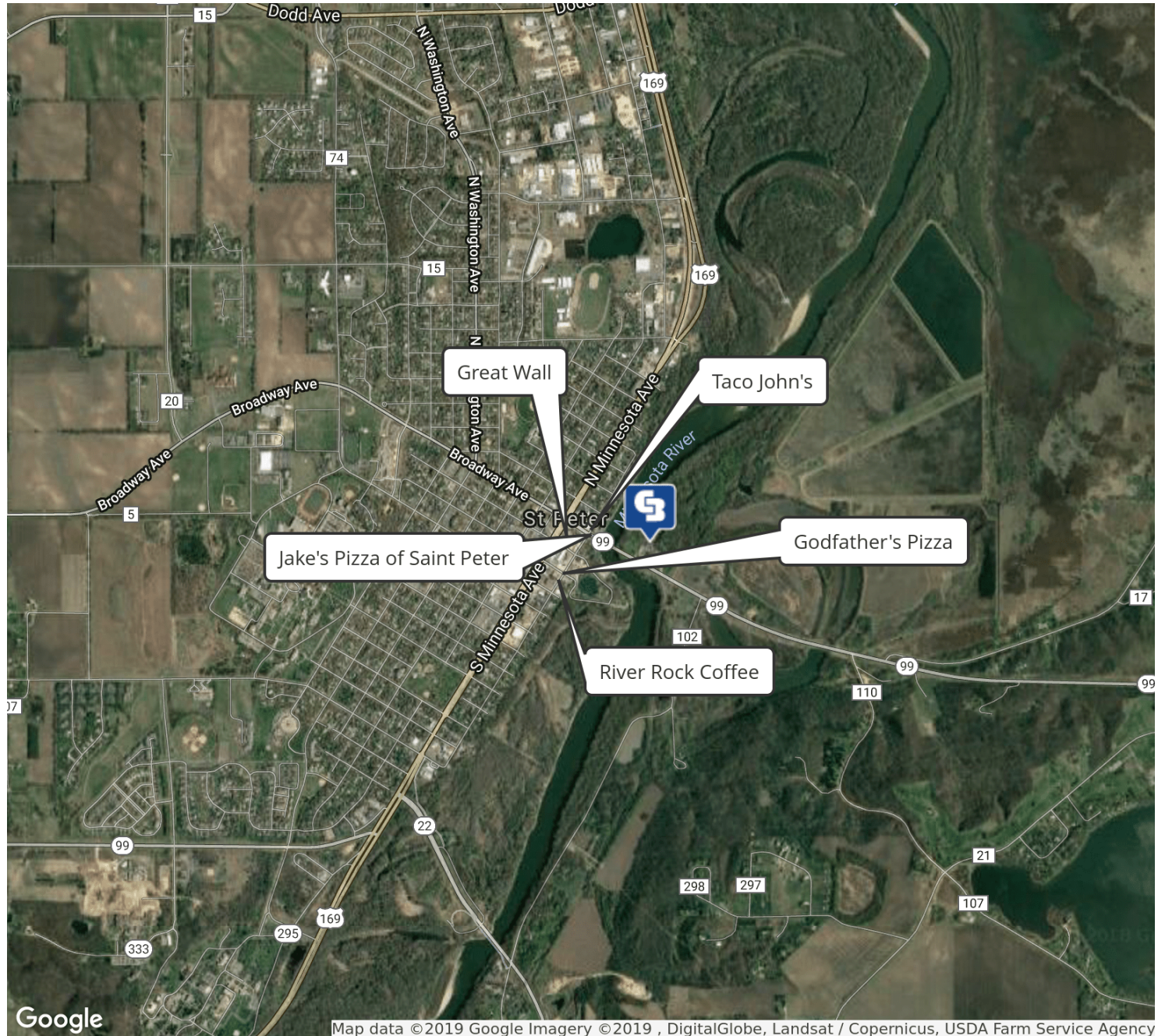
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