



ORION REAL ESTATE

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- FOR SALE -
BAR/RESTAURANT
&
EVENT CENTER
ON THE LAKE



LOCATION: Overlooking Pleasant Lake, 25958 Lake Road, St Cloud, MN

BUILDING SIZE: 10,207 SF +/-

SPECIAL FEATURES: Two large bar areas to accommodate large/multiple events. Large full-length windows overlooking the lake. Banquet room with stage, lighting and sound system. New state of the art POS system. Large outdoor patio and docks for boat parking. Building improvements were recently completed in excess of \$150,000. Adjacent to busy public access.

SEATING CAPACITY: Multiple dining areas with flexible seating for private dining as well as large events. Can accommodate weddings and banquets for up to 450 people, making it one of the largest venues in Central MN.

PRIVATE PARKING: Can accommodate up to 100 vehicles.

CITY SERVICES: Facility is serviced by city sewer and private well.

EMPLOYEES: Varies, typically 6 FT and 20 PT.

REASON FOR SELLING: Owner wishes to retire

PRICE: \$250,000 plus resalable inventory. (Real estate available for addl \$1.3M)

TERMS: Possible terms to qualified buyer

COMMENTS: Here is a beautiful lakeside restaurant & lounge with many recent interior upgrades and large outdoor patio. This business has been operated successfully for over 40 years and has never looked better. This is the only lakeside restaurant & lounge in the St Cloud area. It's also a wedding venue that brides dream about. The perfect venue for a unique date night, a delicious Sunday brunch, or even just some drinks with friends, the 400 Club is a Central Minnesota gem. This is an excellent opportunity for an experienced bar/restaurant operator to take it to the next level.

**CALL MIKE SCHMITT TODAY FOR A PERSONAL SHOWING
(320) 251-1177**

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