



MLS 6766316 Commercial

\$429,900

119 Main Street
Menahga MN 56464

Status: Active

Description:

The Cotty. Menahga's foremost gathering place for breakfast and lunch. The atmosphere is warm and inviting, the menu is full of favorites and the service is excellent. Serving average of 1,000+ patrons each week (5-day weeks / year-round) has cemented this bustling enterprise as a staple of the community. The restaurant is nearly 2900 square feet with occupancy capability for approximately 100 guests. The building was completely updated from 2023 - current. Including but no limited to the branding, aesthetics, equipment upgrades/additions, fixtures, new shingles and even a commissioned mural. No stone was left unturned. It is spotless inside and out with a design and workflow arrangement that will exceed expectations. The Cotty sits in downtown Menahga on a highly visible corner parcel. Easy customer access with no steps inside or out. Ample parking with curbside options and a designated parking lot. Truly a turn-key opportunity set for long-term success.

Additional Details:

Year Built	2002
Lot Acres	0.32
Lot Dimensions	100 x 140
School District	2286
Taxes	\$6,379
Taxes with Assessments	\$6,974
Tax Year	2025

Additional Features:

Basement: None **Fuel:** Array **Heat:** Ductless Mini-Split, Forced Air, In-Floor Heating **Sewer:** City Sewer/Connected **Water:** City Water/Connected
Air Conditioning: Central Air, Ductless Mini-Split

Driving Directions:

From Hwy 71 in Menahga: Go East on Main St 2 blocks to property on left.

Listed By:
Affinity Real Estate Inc.

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



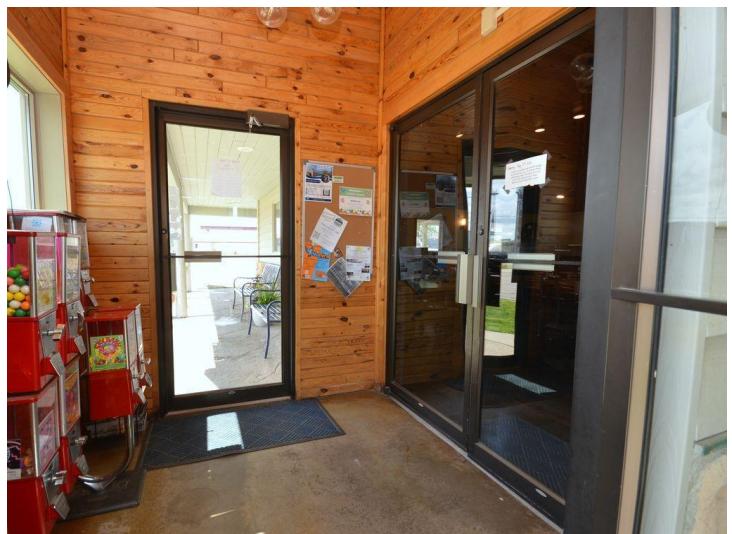
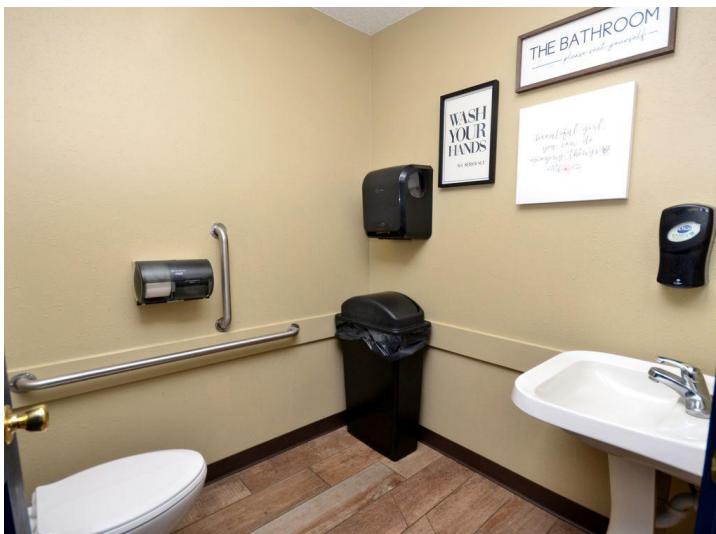
\$429,900
MLS 6766316 Commercial
119 Main Street
Menahga MN 56464



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$429,900
MLS 6766316 Commercial
119 Main Street
Menahga MN 56464



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$429,900
MLS 6766316 Commercial
119 Main Street
Menahga MN 56464



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



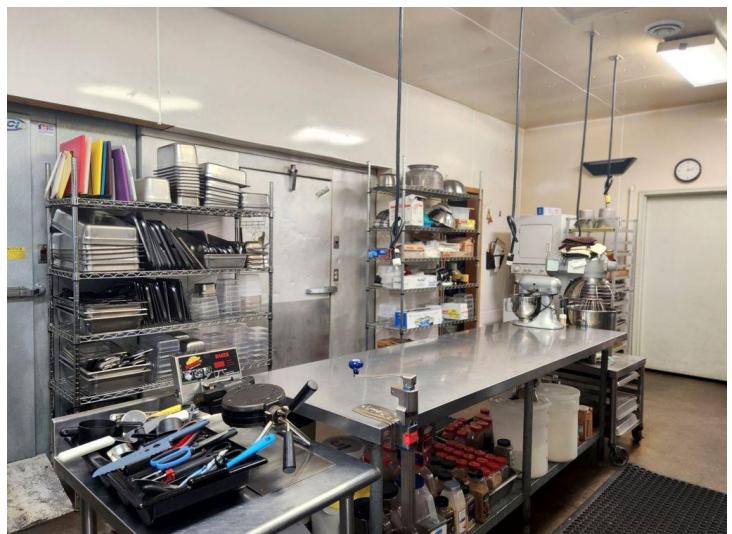
\$429,900
MLS 6766316 Commercial
119 Main Street
Menahga MN 56464



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$429,900
MLS 6766316 Commercial
119 Main Street
Menahga MN 56464



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$429,900
MLS 6766316 Commercial
119 Main Street
Menahga MN 56464



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$429,900
MLS 6766316 Commercial
119 Main Street
Menahga MN 56464