



MLS 7085750 Commercial

\$475,000

140 Lake Avenue
Hill City MN 55748

Status: Active

Description:

Located in Hill City, MN, don't miss this opportunity to own a well-established, long-standing bar and grill that has become a true local favorite. Ideally located just off Highway 169, Knuckleheads Bar and Grill enjoys excellent visibility and steady traffic from locals and visitors alike. Located on main street of Hill City, there is ample parking.

Known for its great food, friendly service, and welcoming atmosphere, it attracts a diverse clientele including ATV riders, snowmobilers, fishing, hunting and motorcycle enthusiasts, along with tourists, families and local patronage.

Knuckleheads is just down the street from Hill Lake, close to public hunting grounds and has direct access to the Soo Line Recreational Trails. Situated in an ATV and snowmobile-friendly community, the restaurant benefits from year-round recreational traffic and repeat customers. Drive into town, park your ATV/ snowmobile on the city street and enjoy an evening of great beverages and wonderful food.

The spacious facility accommodates over 100 guests indoors and features a seasonal outdoor deck with seating for approximately 30 additional patrons. The property offers on/off-sale liquor sales and includes a seasonal outdoor service bar, perfect for public events, private parties, live entertainment, and special gatherings.

With a proven track record, loyal customer base, multiple revenue streams, and prime location, this turn-key business presents an outstanding opportunity for an owner-operator or investor seeking a successful hospitality venture in Northern Minnesota.

Additional Details:

Year Built	1940
Lot Acres	0.081
Lot Dimensions	100x141x100x141
School District	2
Taxes	\$1,372
Taxes with Assessments	\$1,372
Tax Year	2026

Additional Features:

Basement: Partial, Unfinished **Fuel:** Electric, Propane, Wood **Heat:** Ductless Mini-Split, Forced Air, Wood Stove **Sewer:** City Sewer/Connected
Water: City Water/Connected **Air Conditioning:** Ductless Mini-Split



Listed By:
National Realty Guild

36 miles north of Atkin to Hill City, take a right on Lake Avenue (main street). Bar is on the right.

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Call Affinity Real Estate

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Knuckleheads Specials

	• LUNCH •	• DINER •	
MON		Tacos & Quesadillas	Golden Light & Busch Light 16oz Taps \$3.00 Mon-Fri Until 5pm
TUE	Kristy Bowl	Cooks Choice	
WED	Kickin Chicken w/ Fries \$9.00	Cali Cheeseburger \$10.00 w/ Homemade Fries	
THU	Buffalo Chicken Philly	Philly Night	
FRI	Cooks Choice	Fish Sandwich \$12.50 w/ Homemade Fries	
SAT		Soup + Sandwich \$9.00	




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