



MLS 7105368 Commercial

\$775,000

3 County 8
Bena MN 56626

Status: Active

Description:

Rare opportunity to own one of northern Minnesota's long-standing destination businesses! The Big Winnie Bar & Café has proudly served locals and visitors alike since 1982, remaining in the same family for over 40 years. Ideally situated on approximately 0.60 acres just off US Highway 2, this highly visible location benefits from approximately 20,000 vehicles passing daily, making it an excellent location for continued growth and exposure. Inventory, equipment, fixtures, and furnishings area all included. Making this a complete turn-key business operation!

This well-maintained finished 3,900+ square foot commercial property has been thoughtfully updated and is truly a turnkey operation. The restaurant is currently open seven days a week and features an updated commercial kitchen complete with flat-top griddle, burners, double ovens, hood vent, fryers, prep cooler, commercial dishwasher, upright refrigeration, storage, kitchen small-wares, dining equipment, and remaining inventory at closing. The restaurant offers both its own public entrance as well as direct access to the adjoining bar.

The updated bar area offers new flooring, wall coverings, seating, tables, beverage cooler, and a mini-split heating and cooling system, creating an inviting atmosphere for customers year-round. A walk in cooler is located just off the bar area for convenience and storage.

Designed to maximize every square foot and multiple revenue streams, the business currently offers full food service, bar service, off-sale liquor sales, gaming machines, paper pull tabs, and popular community events including meat raffles that help generate repeat business and strong customer traffic. The established reputation and loyal customer base continue to make this one of the area's favorite gathering places.

Additional features include an unfinished concrete block basement ideal for storage or future office space, walk-in coolers, ample on-site and off-street parking, and a recently installed Wastewater Treatment & Dispersal System (2024) representing an investment of approximately \$120,000.

Employees may be interested in remaining with the business, allowing for a smooth ownership transition. Seller financing may be available to qualified buyers.

Located just minutes from beautiful Lake Winnibigoshish, one of Minnesota's premier recreation destinations, and a resort; ATV trails, snowmobile trails, hunting, fishing, and year-round tourism, this is an exceptional opportunity for an entrepreneur looking to step into an established, profitable business with room to grow.

	Headwaters Realty Services LLC
Additional Details:	
Year Built	1982
Lot Acres	0.6

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Lot Dimensions	150x300
School District	115
Taxes	\$1,233



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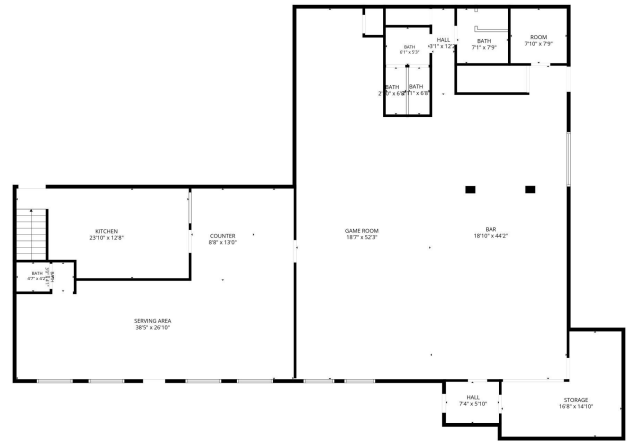
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FLOOR PLAN CREATED BY CUBICAGA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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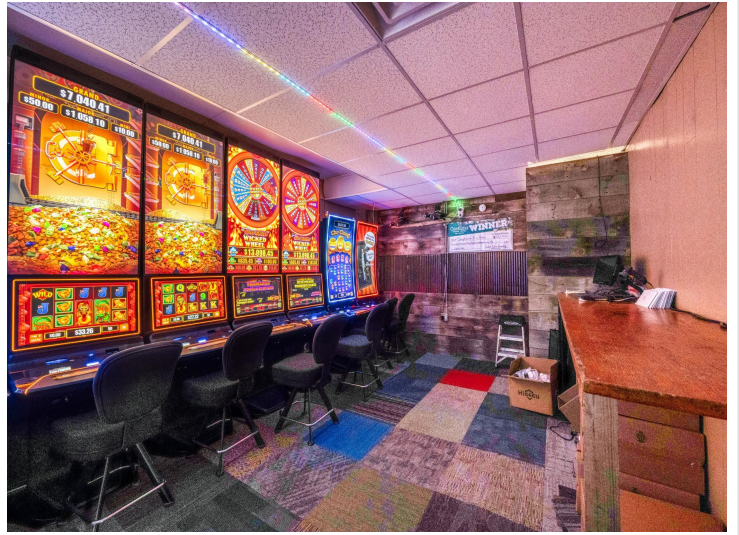
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