



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. From branding, aesthetics, equipment upgrades/additions, new fixtures 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	821
Taxes	\$6,379
Taxes with Assessments	\$6,974
Tax Year	2025

#### Additional Features:

**Basement:** None **Fuel:** Natural Gas **Heat:** Ductless Mini-Split, Forced Air, Radiant Floor **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.



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