



MLS 7004697 Commercial

\$155,000

302 Degriff Avenue
Swanville MN 56382

Status: Active

Description:

Egg-cellent Cafe For Sale! Step into ownership of a well-established, award-winning cafe that is well known & loved. This turn-key business offers everything you need to begin your next entrepreneurial adventure. Just grab the keys and start serving on day one. A community hot spot with strong local support and consistent traffic. The property features multiple income and use opportunities, including an office/storage space and a studio apartment, perfect for owner occupancy or additional rental income. Significant updates provide peace of mind and long term value, including a newer roof, new furnace, central air unit and installation of a washer and dryer. The layout is functional, efficient and ready for continued success with all the essentials already in place. If you ever dreamed of owning a cafe in the heart of a small town, where everyone knows your name, this is where that dream begins in amazing Swanville, MN! Come take a tour today!

Additional Details:

Year Built	1906
Lot Acres	0.086
Lot Dimensions	25x125
School District	1802
Taxes	\$2,412
Taxes with Assessments	\$2,412
Tax Year	2025

Additional Features:

Basement: Partial, Storage Space, Unfinished **Fuel:** Array **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

East on #12 to Right on Degriff Ave, Center of town



Listed By:

MOVE IT REAL ESTATE

GROUP/LAKEHOMES.COM

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