



MLS 7004697 Commercial

\$155,000

302 Degraff Avenue
Swanville MN 56382

Status: Active

Description:

Egg-celent 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 Degraff Ave, Center of town



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