

Outstate Business Opportunities

<u>Business</u>	<u>ID</u>	<u>Gross Sales</u>	<u>Agent (s)</u>	<u>RE Incl.</u>	<u>Price</u>
170 SPECIAL TRADE CONTRACTORS					
Excavating Contractor	8800	\$830,000	SLB	No	\$995,000
Excavating contractor in northern Minnesota installing sewers, driveways, roads, basements, etc. with enough equipment to double sales, currently just under one million per year. Lots of work scheduled for the season. Gravel pit/shop on 40 acres included.					
Construction Material	8917		SC	No	
Industry changing product that will revolutionize the construction industry. USA, Canada and Europe patent protected. Product currently being manufactured and sold. Numerous requests for the product from around the world without any significant marketing or advertising. Wow! That's going to be huge! Are just a couple of unsolicited remarks from the construction, engineering and project architects field. Looking for very major player in construction or Cement type business with existing worldwide marketing and distribution infrastructure. Call Steve Curley 651-276-0104					
Rock/Granite Quarry	8661		SLB	Yes	\$2,300,000
Forty acre granite/basalt virgin quarry in Two Harbors area with all operating permits in place. Rail, highway and water transportation within four miles. Exploratory and engineering testing complete. Meets concrete/asphalt specs and polishes as dimension stone. Contact Steve Bragg at 218-663-7682, or thru Mpls office at 952-831-3300.					
200 FOOD AND KINDRED PRODUCTS					
Meat Processing & Retail	8825	\$593,129	BC	No	\$449,000
Renown sausage maker and retail meat market in "oil patch" boom area. Valuable real estate fronts I-94. Terms!! Contact Bob Conyers at 218-233-0430					
Winery	8907	\$480,000	GB	No	
Winery and food producer. Sales near \$500K. Includes 1.5 acres and 11,500 square foot building valued for insurance at \$550K and \$100,000 in inventory. Seller has other pressing financial problems and will sell winery separate, food separate or real estate separately or any combination. Make an offer. Gary Baker 218-692-5685.					
230 APPAREL AND OTHER TEXTILE PRODUCTS					
Clothing Mfg & Retail	8450	\$1,200,000	SLB	No	\$995,000
Profitable high quality outdoor clothing manufacturing and retail store with hand made Douglas fir fixtures in 10,000+ Square feet building in beautiful Northern Minnesota tourism town. Sales continue to increase monthly with 10 independent contractors and 20 full time employees.					

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240 LUMBER AND WOOD PRODUCTS					
Manufacturing	8859	\$501,318	WK	Yes	\$900,000
Storage building manufacturer specializing in small backyard buildings. Strong sales with good cashflow. Price includes real estate. Inventory consists of \$50k raw and \$40K finished product. Owner to retire. Call Wally, Manoj, or Andy at 952-831-3300 or see www.BizDealer.net for information.					
Sawmill	8901	\$1,097,583	DO	No	\$1,030,000
A commercial hardwood sawmill located in Wisconsin. Established 50 plus years. Produces lumber, railroad ties, timbers, pallet lumber, veneer logs, wood chips, etc. Contact Don Orke at 952-831-3300					
Wood Gift Mfg.	8555	\$5,000	BJC	No	\$149,000
www.Pleasant words.com Wood frame manufacturing company. Gift's for retail. Web Sales. Can be moved. For further information, contact Bob Cardinal at 952-831-3300.					

250 FURNITURE AND FIXTURES

Manufacturing	8852	\$1,103,686	WK	No	\$750,000
Manufacturer of visual display products, very profitable, owner has other business interests. Business can be relocated. Call Wally, Manoj, or Andy at 952-831-33-00 or see www.BizDealer.net for information					

270 PRINTING AND PUBLISHING

Publishing	8391	\$87,000	LW	No	\$125,000
Boating magazine published 11 times per year. Distribution in 7 states. 800 Locations in MN, WI, IA, ND and SD, MI and MS. Booths at several boat shows, sportsman shows, camping and travel shows. Contact Lowell Webster at 952-831-3300.					
Sign & Vehicle Graphics	8600	\$380,000	SLB	No	\$295,000
Computer generated graphics for vehicles, signs, semi trailers, etc. Also auto window tinting with retail sales of auto and truck accessories. Located in 5,500 sq. ft. of lease space with room indoors for 9 cars for lettering, etc. Accounts receivables not included in price. Contact Steve Bragg at 218-663-7682 or thru Mpls office at 952-831-3300.					
Newspaper/Publishing	8649	\$169,329	LW	Yes	\$265,000
Newspaper publishing, commercial printing, layout and design. 1200 Paid subscribers x 350 newstands. Contact Lowell Webster at 952-831-3300.					
Weekly Newspaper	8657	\$509,000	LW	Yes	\$575,000
Tabloid weekly, average 36 pages. Mailed. Press run 10,600 - 750 racks - balance mail. Building leased at \$1650/mo. \$425,000 for business. \$150,000 for building. Building must be sold with the business. Contact Lowell Webster at 952-831-300.					

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Weekly Newspaper	8242	\$218,203	LW	No	\$745,000
Weekly Newspaper with 3,234 Paid Subscribers. (Audited) in Grand Marais, MN. Prints in Canada. Average # of Pages 16-20. The Legal paper for Grand Marais and surrounding towns - Newsstand Count - 900. Business is for sale for \$495,000 and Building for \$250,000.					
Magazine	8726	\$1,250,000	SC LW	No	\$1,950,000
Luxury Publishing Service to 4 & 5 star hotels. In-room Guest directories are published by seller. Markets: US; Carribean; Canada, London, SanPaulo. No major competition in exclusive growth market. *contracts with clients are 3-5 year auto renew agreements.					
Printing	8782	\$261,617	DJ	No	\$165,000
We are proud to present this new listing of a well established printing company for sale. With over 500 customers, this opportunity is excellent for an owner/operator and or business seeking expansion through acquisition. Strong cash flow makes this a great deal at \$165,000 including equipment! As of the YTD 9 mos 2008, business has increased 3+% compared to 2007! Contact Duane Johnson and Matt Moon at 952-831-3300.					
Publishing	8841	\$110,000	LW	Yes	\$125,000
Weekly newspaper. 1,100 subscriptions. Contact Lowell Webster at 952-831-3300.					
Weekly Newspapers	8887	\$320,000	LW	No	\$325,000
\$130,000 divided by 3 = \$43,680 each owner. Two weekly newspapers-Bldg in Henning is owned-office in Verndale is rented - company owns two shares of heartland market stock (a common shopper owned by 14 newspapers-2 separate grocery inserts-one in each paper.)					

370 TRANSPORTATION EQUIPMENT

Manufacturing & Development	8666	\$298,358	BC	No	\$195,000
Company currently develops, manufactures & markets products targeting the collector car, rod and custom market. To review the product lineup visit Company's web-site: ndgearheadsruiserproducts.com . Sellers seek a Buyer with the financial and marketing abilities to grow the current product line and assist in development of new products currently on the drawingboard.					
Trailer Mfg	8848	\$489,423	BC	No	
* There is NO SET PRICE at this time. Sellers developed, patented (#6200082) and are currently manufacturing and marketing "A Rolling Floor" live bottom semi-trailer. (see accompanying brochure) Seller's health forces Sale. Website: jmarktrailers.com					

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390 MISCELLANEOUS MANUFACTURING INDUSTRIES					
Sign Fabrication	8863	\$1,335,000	SLB	No	\$595,000
Sign fabrication shop in Northern Minnesota in 13,500 sq. ft. leased space on 4 acres in high traffic area. High volume with good cashflow after debt service. 5 Union designers/fabricators/installers & 1 union electrician plus 5 non-union employees. Good business since 1967. Contact Steve Bragg at 218-663-7682 for information.					
Mfg./Sales Rep.	8577	\$794,000	SC	No	\$300,000
Real Estate is available for \$375,000. Manufacture Machines that close poly bags. Unique niche market. Company also acts as manufactures Representative.					
420 TRUCKING AND WAREHOUSING					
Trucking	8440	\$9,761,430	SG	No	\$1,600,000
Trucking (Dry Van/all 48 states). This one is well run and profitable. The owner is retiring but will stay on for transition. The company is running 50 tractors, 1/2 owner operators and 1/2 company drivers/ 130 trailers. The Real Estate is available for lease or purchase. For more information call Stan Gibbs or Jeff Kreig @ 952-831-3300 or see www.StanGibbs.com.					
Trucking	8801	\$5,000,000	GB	No	\$850,000
Well established long-haul trucking firm. 31 Units. Complete tire/service/parts store. 4 Acres on intersection of major U.S. highways. Real estate appraised at \$280,000 one and a half years ago. Cashflow \$425,000. Priced at \$850,000 for business and real estate, plus rolling stock at market value. Absentee possible. Solid repeat customers. Contact Gary Baker at 218-692-5685					
Trucking	8803	\$2,572,638	DO	No	\$1,050,000
A northwest Iowa flatbed trucking company that transports within the adjoining states. Company currently employs five drivers and contracts five additional drivers. Equipment includes five tractors plus 25 flatbed trailers. The business has approximately 10 core customers with excellent loyalty. For more information contact Don Orke at 952-831-3300.					
Trucking Company	8840	\$4,328,430	DJ	Yes	
Profitable trucking company based in Minnesota. Dry van carrier consisting of 25 accounts, 25 full time employees, and 23 owner operators serving the 48 states. Growth since 2001. For more information, contact Duane Johnson and Matt Moon at 952-831-3300.					
Warehousing	8860	\$2,803,215	WK	Yes	\$4,000,000
Storage by pallet or truck load, centrally located, easy access to major highways, long contracts with major corporations. Modern state of the art building included. Additional warehouse space is leased. Call Wally, Manoj, or Andy at 952-831-3300 or see www.BizDealer.net for information.					
* Listing 8860 and 8861 must be sold together					

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Trucking	8861	\$4,127,696	WK	No	\$1,750,000

48 State trucking and brokering, van and flatbed. Specializing in handling and freight forwarding, pad wrap and logistics. Call Wally, Manoj, or Andy at 952-831-3300 or see www.BizDealer.net for information.

*Listing 8861 and 8860 must be sold together

440 WATER TRANSPORTATION

Boat & Motor Dealer	8652	\$1,400,000	SLB	Yes	\$495,000
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Boat & motor dealer in northern Minnesota with sales in excess of 1 million dollars. Operating with 5700 square feet on 1.7 acres with good cashflow while closed part of the winter. Fixtures, equipment, inventory and real estate included. In business since 1966. Contact Steve Bragg at 218-663-7682.

470 TRANSPORTATION SERVICES

Trailer Transfer	8886	\$2,180,414	BC	No	\$795,000
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CONFIDENTIALITY AGREEMENT REQUIRED

Container (Drayage) hauler. W. MN and E. ND to Minneapolis. 10 Tractors, 7 owner/operators, 18 chassis. Contact Bob Conyers at 218-233-0430

520

Small Engine Sales & Repair	8731	\$191,387	GB	No	\$500,000
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Up north sale and service business. Sale of Snapper, Shindaiwa, Murray, service Briggs & Stratton, Tecumseh, Kohler, Kawasaki, MTD, Swisher, Coleman, All American Power, Oregon Chain Saws, Warren Winche. Specializing in lawn tractors, rear engine riders, push mowers, zero turns, blowers, and trimmers. Includes 5 acres of prime hwy frontage. Sales \$191,387-Asking \$500,000. Six buildings-2 storage for rent, store, shed, house, rental unit.

EXTREMELY CONFIDENTIAL

530 GENERAL MERCHANDISE STORES

Gas/Car Wash/C-Store	8698	\$3,000,000	SG	No	\$95,000
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Fantastic location on Hwy 169 south of Metro! New car wash installed in 2007. Contact Stan Gibbs or Jeff Krieg at 952-831-3300 or see www.stangibbs.com. Price with real estate \$885,000

C-Store/Gas/Car Wash	8732	\$4,471,466	DJ	No	\$3,600,000
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2 Franchise C-store/Gas/Car Wash South of Metro. For sale with store ID # 8733. Priced at only \$3,600,000 for two stores with Real Estate. Total Sales \$13,000,000, Net \$500,000+. Call Duane Johnson or Matt Moon at 952-831-3300.

<u>Business</u>	<u>ID</u>	<u>Gross Sales</u>	<u>Agent (s)</u>	<u>RE Incl.</u>	<u>Price</u>
C-Store/Gas/Car Wash 2 Franchise C-Store/Gas/CarWash South of Metro. For sale with store ID # 8732. Priced at \$3,600,000 for both stores with Real Estate. Total Sales \$13,000,000+. Net \$500,000+. Call Duane Johnson or Matt Moon at 952-831-3300	8733	\$8,727,821	DJ	No	\$3,600,000
Convenience & Liquor Tesoro branded convenience store & off sale liquor store on busy county road on the north edge of Fargo-Moorhead.	8824	\$2,174,377	BC	No	\$775,000
C-Store C-Store just opened in May of 2007 on approx 2 acres. Car wash, five dispensers and fantastic volume. Projections for 2008 is \$12,000,000+ Contact Stan Gibbs or Jeff Krieg at 952-831-3300 or see www.stangibbs.com	8695	\$12,000,000	SG	Yes	\$1,900,000
Convenience & Liquor Tesoro branded convenience store and off sale liquor store on busy county road on the north edge of the Fargo-Moorhead area. Contact Bob Conyers at 218-233-0430	8856	\$2,174,377	BC	Yes	\$775,000
C-Store-Vacant Bank owned, highway 6 & 210 in Crosby, MN 1484 sq. ft. block building, newer half log and vinyl siding. 12 pumps, 3 islands, diesel, has done nearly \$900,000 in sales. 3 tank Gilbargo system, TCR-G/A pump console. Bank has had this property for over a year, had an auction which failed. Make an offer. All considered. Gary Baker 218-692-5685 or Bob Cardinal 952-564-3806.	8909	\$895,000	GB BJC	No	\$199,000

540 FOOD STORES

Grocery & Meat Processing Grocery, retail meat counter, custom meat processing, homemade sausage, smoked meats, and produce. Call Wally, Manoj, or Andy at 952-831-3300 or see www.BizDealer.net for information.	8500	\$1,878,236	WK	No	\$850,000
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550 AUTOMOTIVE DEALERS & SERVICE STATIONS

Implement Dealership Tractor dealership. Up North location. Vermeer, Gehl, McCarmack, Bush Hog, Simplicity. Complete parts and service on all brands of farm and garden equipment. Includes 6 acres on busy US Highway. Sales \$1.9 million. Includes \$600,000 of inventory. Cashflow \$180,000. Asking \$1.490 Million. Contact Gary Baker at 218-692-5685	8834	\$1,900,000	GB	Yes	\$1,490,000
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557

Power Sports Shop Northern Minnesota Snowmobile/ATV/Cycle Dealer with 9,000 sq. ft. on 2 acres including 200'+ Hwy Frontage. Opened in 1994 and new shop in 2005 doing over 1.3MM in gross sales.	8910	\$1,350,000	SLB	No	\$1,500,000
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580 EATING AND DRINKING PLACES					
Restaurant	8526	\$70,000	DO	No	\$89,000
Well established Italian wine bar and Bistro. Seating for 50 with additional floor area. Granite counter top and artsy decor throughout. Located in Grove City, MN on Highway 12. Apartment above restaurant rents for \$390 per month. Opportunity to own small-town restaurant that is an area attraction. Selling for real estate and equipment value only. Contact Don Orke at 952-831-3300.					
Quiznos Subs	8685	\$363,945	WK	No	\$150,000
Well established Quizno's Sub Franchise in high traffic, main street location. High sales with a strong \$75K cash flow to the owner. Owners open to financing. All new equipment. Call Wally, Manoj, or Andy at 952-831-3300 or see www.BizDealer.net for information.					
Tavern	8716	\$292,000	LW	Yes	\$179,000
On & Off Sale - Noon Food - Pull Tabs - Karoke. Second floor banquet room - parties, weddings, etc. Seats 200. Contact Lowell Webster at 952-831-3300.					
Restaurant	7842	\$386,045	LW	Yes	\$595,000
Successful family restaurant. Brainerd area. Seats approximately 80. Overlooking lake. With living quarters. New hours: M-Th. 6 a.m. - 3 p.m. Fri. 6 a.m. - 9 p.m. Sat., Sun 6 a.m. - 8 p.m.					
Restaurant	8799	(\$3)	GB	No	\$110,000
Brainerd Restaurant, Full service. New, 3280 square feet. Seats 105 plus 25 on patio. Opened August 2007. Sales have been \$3,000 to \$6,000 per week. Low negotiable rent. Busy location. About the least expensive way to get into the restaurant business. Contact Gary Baker at 218-692-5685					
Restaurant	8817	\$1,472,985	SG	No	\$450,000
Restuarant/Bar/Marina/house in leased space on Recreational Lake in Lakes area. Call Stan, Jeff or Rob @ 952-831-3300 or see www.Stangibbs.com for more information.					
Restaurant/Bar/Banquet Facility	8823		SG	No	\$795,000
Princeton MN, Restaurant/Bar/Banquet Facility built in 1982 recently remodeled. Currently vacant. Building and equipment for sale. Owner will consider creative lease with option to buy to qualified Buyer. RE appraised at \$900,000. Contact Rob, Jeff or Stan at 952-831-3300 or see www.stangibbs.com.					
Restaurant/Banquet/Sports Bar	8833	\$800,000	SG	No	\$750,000
Sports Bar & Grill and Banquet Facility with outside recreation area in Lakes area in Central MN. Priced @ only \$750,000 which includes Real Estate and was appraised @ over 900K. For more info contact the Gibbs Group @ 952-831-3300 or see www.stangibbs.com.					
Restaurant	8837	\$520,000	SLB	Yes	\$550,000
Duluth/Superior restaurant located near park and tourist attractions on Lake Superior. State of the art unique cooking equipment and beautiful building all new in 2003. Seat 100 plus 50 on deck. Contact Steve Bragg at 218-663-7682 for information.					

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Restaurant	8838	\$1,600,000	SLB	No	\$499,000
<p>Very nice high volume restaurant serving strong beer and wine. Full service breakfast, lunch and dinner until 10 pm. Beautiful International Falls area with heavy tourism traffic. Located on the main thoroughfare in 4000 sq. ft. leased space remodeled in 2002 to a country north woods theme. Contact Steve Bragg at 218-663-7682 for information.</p>					
Restaurant & Gift Shop	8865	\$1,100,000	SLB	No	\$1,550,000
<p>Beautiful high volume restaurant and gift shop on the North Shore of Lake Superior with 4,000 sq. ft. restaurant seating _____ and 1,500 sq. ft. gift shop. Located next to government land and on the snowmobile trail with very good exposure on 7 acres. Contact Steve Bragg at 218-663-7682 for information.</p>					
Bakery	8870	\$261,904	BF	No	\$249,000
<p>A town and area favorite "The Bake Shop" well known for fresh baked from scratch, buns and bread and specializing in daily fried rolls. Long time established business in high growth town of Belle Plaine. Great place to live and work or close enough to commute to Twin Cities.</p>					
Ltd Service Food	8889	\$793,149	BC	No	\$1,295,000
<p>*CONFIDENTIALITY AGREEMENT REQUIRED* *NORTHERN MN PROSPECTS MUST BE CLEARED BY SELLERS</p> <p>"Seasonal" DQ/Brazier (open 39-42 weeks/yr.) Seats 50. With drive-thru and cake program. 2008 sales thru July up 10% and seller to keep store open until 11/29. Projected sales of \$925,000 with SDI of \$285-\$300K. Contact Bob Conyers at 218 -233-0430</p>					
Restaurant	8913	\$1,598,752	DO	No	\$500,000
<p>An 8,000 sq. ft. franchised restaurant located in a southern Minnesota college community. Build out of leased space exceeded \$625,000. Established in 2005. Great opportunity for owner/operator. Contact Don Orke at 952-831-3300 for confidential information.</p>					
Restaurant	8914	\$792,713	SG	No	\$545,000
<p>Restaurant/liquor. New building owned by city, excellent lease, prime location just west side of metro on major highway. Last 12 months gross \$800K. Owner selling for health reasons. For more information, contact Gibbs Group at 952-831-3300 or see www.stangibbs.com for more information.</p>					
Banquet/Catering/Motel/Restaurant	8918	\$967,599	SG	No	\$2,600,000
<p>Banquet facility, Catering, Restaurant & Motel in N. Minnesota Lakes Area. Health Forces Sale. Any offer will be considered. Must sell. For more information call Stan, Rob, or Jeff or see www.stangibbs.com.</p>					
Bakery	8943	\$85,000	LW	No	\$180,000
<p>Bakery & Gourmet Coffee-Expresso</p>					

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590 MISCELLANEOUS RETAIL					
Card/Stationery Store	8736	\$267,370	DO	No	\$240,000
A Hallmark card and gift store located in South Central Minnesota. 60% of Hallmark Gold Crown Cards, stationery, gift wrap, baby products, wedding products, seasonal products, scrap book albums, esp. products. 40% Allied products: Willow Trees, Precious Moments, Charming Tails, My Little Kitchen Fairies, wedding and baby items, Foundations, Circle of Love, Fenton glassware, lots of other glass items and much more. Contact Don Orke at 952-831-3300.					
Antiques Mall	8813	\$102,644	DO	No	\$164,000
53 Dealer antiques mall near casino. Cases, floor space rented to independent dealers - partners work 2-3 days at till. Two dealers cover two more days each week. For confidential information, contact Don Orke at 952-564-3813.					
Retail Lp Gas	8855	\$3,059,789	BC	Yes	\$2,100,000
CONFIDENTIAL - SELLER TO APPROVE ALL CONTACTS WITH BUYERS IN THE INDUSTRY Southern Minnesota LP Gas: retail, service & delivery. Family owned, 1,570 accounts with a volume of approx. 2,000,000 gallons. Offices and bulk plants in the following communities: Site #1: - main office, warehouse, and .91 acre plant site with two (2) 18,000 gal "bullets". Site #2: - office building and plant site 30,000 & 18,000 gal tanks. Site #3:- office building + 30,000 gal tank site. Contact Bob Conyers at 218-233-0430					
Greenhouse	8894	\$221,294	DO	No	\$150,000
A greenhouse, floral and landscaping business located in Martin County for 32 years. Includes three bedroom house and greenhouse production facilities and equipment. Contact Don Orke for information.					
Retail-Kitchen Accessories	8935	\$197,906	BC	No	\$140,000
Attractive, upscale kitchen accessories store in the center of downtown Walker. Multiple lines (some exclusive) of gourmet cook/dinner/glass wares, kitchen & wine accessories and numerous gourmet food, coffee & tea items. 2008 sale thru September are up 24% over same period last year.					
E-Commerce	8936	\$300,000	GB	No	\$225,000
Internet and mail order/telephone order (MOTO) Specializing in music instruction, instruments and accessories. Sales \$300K, cashflow \$65K. Price \$225K includes \$125,000 inventory. Also includes another related website under construction. Gary Baker 218-692-5685. Other assets would include software, logos, intellectual property					

700 HOTELS AND OTHER LODGING PLACES

Motel	8256	\$1,303,777	DO	No	\$2,000,000
A franchised full service Minnesota motel that includes 78+ rooms, indoor pool and spa, expanded bar and grill and meeting rooms. 2007 room revenue was \$738,687. Recent renovations and updates including new furniture, beds and carpeting have given the facility a future competitive edge. Events are catered by and independent contractor. Contact Don Orke, CCIM. 952-831-3300 for more confidential information.					

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Motel	8622	\$594,477	DO	No	\$1,075,000
A very clean independent 40 room motel located in Northeastern North Dakota. Well maintained with updates. Includes bar/grill and bottle shop. Ideal for owner/operator. Contact Don Orke at 952-831-3300.					
Mobile Home Park	8748	\$52,000	SLB	No	\$395,000
Northern Minnesota small town mobile home park with 45 sites, 29 rented in 2007 for \$145.00/month. Also included is a 4 bedroom single family home renting for \$550/month, 12 rental garages at \$35/month each and a 1 bedroom cabin at \$300/month plus 7 rental sheds for \$12 to \$17/month. Contact Steve Bragg at 218-663-7682, or thru Mpls office at 952-831-3300.					
Mobile Home & Rv Park	8750	\$50,000	SLB	Yes	\$395,000
Mobile home & RV park on 20+ acres with 56 mobile home pads and 114 seasonal RV sites, large lots to accommodate "push-outs", having 30-50 amp elec power and full hook-ups for sewer and water to each site. Also included is a recreational hall/shelter building with men's & women's showers, toilets, laundry, a very nice 3 bedroom owner's home and small rental cabin. Across the street there is a 134 acre park with trails to Carey lake sporting fields. Contact Steve Bragg at 218-663-7682 or thru Mpls office at 952-831-3300.					
Motel	8779	\$80,000	DO	No	\$360,000
A 16-unit motel and 3 bedrm house located in northwest Iowa. Plus an insulated & heated two stall garage. Motel is attractive to construction workers and long term guests. Rooms are booked for this construction season. Contact Don Orke at 952-831-3300.					
Motel	8783	\$200,000	DO	No	\$1,200,000
Former 28 room AmericInn in southwestern Wisconsin that could be expanded. 3.6 Acre site includes surplus land and entire site could be redeveloped commercially. Located at interstate intersection. Contact Don Orke at 952-831-3300.					
Bed & Breakfast	8789	\$4,000	DO	No	\$399,000
Great opportunity to expand Bed & Breakfast business. A four bedroom restored Victorian house located in Decorah, IA. Known as the Montgomery Mansion the property is a community landmark. www.montgomerymansion.com Decorah is the home of Luther College and the Norwegian American Museum. The Property includes a large vacant adjoining lot that has been maintained with park like features. Contact Don Orke at 952-831-3300 for additional information.					
Motel	8811	\$383,790	DO	Yes	\$1,400,000
An independent 40 room motel located in the premier fishing and hunting area of northern Minnesota. Also has significant corporate business. Rooms are spacious with new vanities and 37" flat screen TVs. Contact Don Orke at 952-831-3300.					
Motel	8812	\$1,243,571	DO	No	\$3,000,000
An independent 76 room motel and bar/grill located in the premier fishing and hunting area of northern Minnesota. Includes a new expansive lobby with many updates to the motel. Significant corporate business in addition to tourism. Contact Don Orke at 952-564-3813 for confidential information.					
Motel	8814	\$624,887	DO	Yes	\$1,750,000
A 37 room franchised motel built in 1994 in northwestern Wisconsin. Excellent ratings and condition. Contact Don Orke at 952-564-3813 for confidential information.					

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Motel	8829	\$224,920	DO	No	\$675,000
A 21 room independent motel built in 2002. Located in southeast North Dakota on highway. Developed by community partnership and ideal for owner/operator. Contact Don Orke for confidential information including financial statements. 952-564-3813					
Mobile Home Park	8864	\$64,000	SLB	Yes	\$395,000
Northern Minnesota mobile home park with 43 lots including 6 homes and 1150 sq. ft. building containing a two bedroom apartment and coin laundry plus an 864 sq. ft. garage/shop all on 20 acres of which 13 remain undeveloped in downtown Ely with city sewer and water. Contact Steve Bragg at 218-663-7682 for information.					
Motel	8948	\$90,000	DO	No	\$395,000
A 10 unit motel plus three apartments located in east central Wisconsin. Motel includes two bedroom living quarters. The site has approximately 300 ft. highway frontage and could be redeveloped. Contact Don Orke for more details at 952-831-3300.					

720 PERSONAL SERVICES

Tree Service/Snow Plowing	8944	\$325,379	SG	No	\$195,000
Tree Service and Snow Plowing. Priced @ only \$195,000. The 2008 adjusted net income is projected @ more than \$200,00 with established accounts and contracts going forward. The company currently pays no rent and can stay in present location for a period of time. Owner is selling because of other business demands. All the help is contract labor. The equipment is valued @ \$100,000 by owner. For more information contact Stan Gibbs or Jeff Krieg at 952-831-3300 or see www.stangibbs.com for information.					

730 BUSINESS SERVICES

Computer Networking	8659	\$158,000	SC	No	\$200,000
North central Minnesota computer networking business. Builds desktop and server systems for small businesses and some small government agencies. Active customers in place. Perfect for IT person wanting to get out of corporate world and run your own business. Contact Steve Curley at 952-831-3300.					
Printing	8719	\$975,125	SG	No	\$399,500
Printing company in MN lakes area. Full color printing, brochures, carbonless forms, continuous laser forms. CONFIDENTIALITY AGREEMENT REQUIRED. DO NOT DISCLOSE NAME OR LOCATION W/O APPROVAL OF AGENT. For more information see www.stangibbs.com or call Stan Gibbs or Jeff Krieg at 952-831-3300					
Water Conditioning	8818	\$832,726	SG	No	\$900,000
Water Conditioning Company in Lakes area rental and sales includes Real Estate. \$900,000. For more information call Stan, Jeff or Rob @ 952-831-3300 or see www.stangibbs.com .					

<u>Business</u>	<u>ID</u>	<u>Gross Sales</u>	<u>Agent (s)</u>	<u>RE Incl.</u>	<u>Price</u>
750 AUTO REPAIR, SERVICES, AND GARAGES					
Auto Repair	8742	\$584,404	DJ	No	\$175,000
Auto repair shop in Rochester. 4-5 Hoist. Ideal for owner/operator. Rev for 2007 \$594,000+. Owner's net \$90K. Priced at only \$175,000. Call Duane Johnson or Matt Moon at 952-831-3300.					
780 MOTION PICTURES					
Theater, Video, Travel, Pizza	8383	\$200,000	SLB	No	\$120,000
Northern Minnesota small town theatre with home made pizzas, subs, hard ice cream, and video rentals. The theatre seats 275 including 4 tables with 4 at each and 2 counters with 3 chairs each allowing customers to eat pizzas, subs, ice cream etc. at their tables while watching the movie. The business income consists of 20% theatre; 60% restaurant; and 20% video rental. The state of the art Adobe Surround Sound system was recently put in and the projectors were upgraded by the current owner and these changes have made a huge difference in the movie quality. * Inventory consists of \$4,000 Food at cost + \$6,000 Videos.					
790 AMUSEMENT & RECREATION SERVICES					
Bowling Center	8788	\$420,000	GB	No	\$435,000
Bowling Center, cosmic bowling, state of the art equipment, 20 lanes. Includes golfing simulator with golfing leagues, bar, restaurant, pro shop, arcade. Sales \$420K-cashflow \$140K. Asking \$435K. Competition; 8 lanes 10 miles away, then nothing for 50 miles. Great Southern Minnesota location.					
Video Rental	8839	\$150,000	SLB	Yes	\$225,000
Northern Minnesota video and game rentals. One of only 2 video stores in a town of 7000 people. Real estate included with a 30 x 40 buidling built in 2001. Contact Steve Bragg at 218-664-7682 for information.					
800 HEALTH SERVICES					
Out Patient Treatment Ctr	8566	\$150,000	BJC	Yes	\$600,000
Outpatient treatment for adolecent thru adult male and female population. Recognized by Department of Public Safety, Courts, probation, self, etc. Currently 3 days a week. Approximately 9-12 hours of programming. Licensed for chemically dependent, alcohol related treatment. Rule 31 state licensed facility. Physical plant capacity for 64 patients. County contract in place currently. All major HMO providers in place currently. Contact Bob Cardinal at 952-831-3300.					

<u>Business</u>	<u>ID</u>	<u>Gross Sales</u>	<u>Agent (s)</u>	<u>RE Incl.</u>	<u>Price</u>
810 LEGAL SERVICES					
Law	8638	\$263,354	SG	No	\$200,000
Law practice concentrating in the areas of estate planning (75%), elder law (20%), residential real estate and some corporate law (5%). Law practice for 30+ years. Seller will work with new buyer for one year or more. Contact Stan Gibbs or Jeff Krieg at 952-831-3300 or see www.stangibbs.com for information.					
1000 BUILDINGS-COMMERCIAL/INDUSTRIAL SALES/LEASING					
Commercial Building	8647		SC SG	No	\$375,000
Two level warehouse style building w 3,000 sq. ft. and 2nd level leased. Hwy frontage on WI Cty Hwy 35. Three loading docks 12 x 14; 16 x 14 bay doors. Concrete and dirt lot. Contact Stan Gibbs, Jeff Krieg or Steve Curley at 952-831-3300 or see www.stangibbs.com for information					
Commercial Building	8773		SLB	No	\$295,000
20,000 Sq. ft. commercial building in downtown Two Harbors, MN with upgraded electrical, plumbing, insulation and new sloped metal roof since 2004. Space available for retail or manufacturing. Currently 5,000 sq. ft. rented for \$1,000/mon. Two loading docks (1 straight truck, 1 pick-up) plus 7' X 10' garage door with parking on 3 sides.					
Commercial Property	8849		BC	No	\$625,000
*Business is closed. Property includes 1) Store/shop-11,160 SqFt-Concrete Block. 2) Shop-6,240 SqFt-Steel sided pole barn. 3) Mini-storage Facility-20 units-4,200 SqFt-Wood Frame. 4) Garage- 22' X 24'-wood frame.					
Commercial Property	8862		SLB	Yes	\$595,000
Commercial property in high traffic area of Northern Minnesota with 13,500 shop/office space including two rental houses with two detached garages, all on 4 acres. Contact Steve Bragg at 218-663-7682 for information.					
Golf Course	8866	\$349,142	SG	Yes	\$1,650,000
18 Hole Golf Course with access to Rainy River. Located in Baudette, MN, and surrounded by 39 fishing resorts (10 mile radius). New back nine opened summer 2008, newly remodeled club house. Huge potential to be a year round resort. For more information contact Stan Gibbs or Rob @ 952-831-3300 or see www.stangibbs.com					
Real Estate	8912		DO	No	\$3,300,000
A heavy industrial rail access property located in Superior, WI. The 92,853 sq. ft. bldg located on 8.7 acres has 9 traveling cranes, 18 foot ceilings, 11 overhead doors, sprinkler system, dock doors, 65,000 sq. ft. outdoor concrete slab and recent upgrades including radiant heat. Partially divided for five tenants with lease terms for three years maximum. Call Don Orke at 952-831-3300 for more information.					
Real Estate	8929		DO	Yes	\$395,000
An 18,750 sq. ft. industrial bldg. located in LeCenter, MN. Ceiling height is 11-12 feet. Buidling currently used as wood working business and has 600 amps, 460-3 phase, 3 dock doors, dust collection system. Contact Don Orke at 952-831-3300.					

<u>Business</u>	<u>ID</u>	<u>Gross Sales</u>	<u>Agent (s)</u>	<u>RE Incl.</u>	<u>Price</u>
Commercial Building	7944	N/A	SLB	No	\$99,000
Built by Erie Steel workers as a union hall. Located on the main street of Aurora. 10' upper level ceilings and remodeled to accomodate 2 bathrooms in 2003. Currently owned by the bank. Aggressive financing available. Appraised in March 2003 for \$125,000.					
Real Estate	8933		WK	Yes	\$2,790,000
23,579 Sq. ft. building on prime 2.5 acres in major growth area. Currently operating as a hardware, sporting goods and convenience retail store. Perfect for single use or subdivision and lease. Motivated seller due to health issues. Open to sale or lease of property. Bring all offers. Call Wally, Manoj, or Andy at 952-831-3300 or see www.BizDealer.net for information.					
Real Estate	8945		DO	No	\$975,000
A prime redevelopment 3.8 acre site with a view of the St. Croix River located in Prescott, WI. Site had previous approval for a PUD development. Consideration should be given to high density residential, motel or lodging and retail/service center. Contact Don Orke for details at 952-831-3300.					
Real Estate	8946		DO	Yes	\$350,000
A 50' x 70' 13 yr. old building that has two 12' x 12' overhead doors and a 14' x 12' overhead door in the shop area. Includes a 20' x 70' showroom with an office with highspeed internet. Plus an unheated warehouse 50' x 30' with a 12' x 12' overhead door. Located on a 1.2 acre site in Sandstone, MN. Previously used for auto and truck repair and tire sales. Contact Don Orke at 952-831-3300 for additional information.					

1110 LANDS-RECREATIONAL

Development Property	8749		SLB	Yes	\$395,000
Development land with approximately 2,000 ft. of shoreline on 75 acres in Eveleth, MN. Private 40 acre lake with no public access. Only 3 land owners on entire lake. Private sewer system and water supply in for 100 units. Zoned R7 & R5 requiring 150' setback from lake and 1 to 2.5 acres min with 150 ft to 200 ft min. width. For information, contact Steve Bragg at 218-663-7682 or thru Mpls office at 952-831-3300.					
Commercial Property	7772		SLB	Yes	\$775,000
10 acres commercial land visible from 1-35 at Rush City exit. Zoned commercial for development at interesection. Adjoining 18-hole golf course is up and running.					

1210 RESORTS

Resort	8868	\$85,000	SLB	No	\$595,000
Resort for sale in Northern Minnesota with home, cabins, campsites and bar on 40 acres of which 35 are undeveloped. Located on snowmobile/ATV trails. Established 1973 and surrounded by government land other than 1 neighbor.					



<u>Business</u>	<u>ID</u>	<u>Gross Sales</u>	<u>Agent (s)</u>	<u>RE Incl.</u>	<u>Price</u>
5941					
Sporting Goods & C-Store	8926	\$1,800,000	SLB	No	\$895,000
Northern Minnesota convenience store with sporting goods, bait, deli, clothing and gift shop. Huge 7,500 building includes massive showroom/retail area and rental office space.					

7336					
Industrial Labels	8927	\$300,000	SLB	No	\$295,000
Industrial computer generated graphics with diverse customer list from across the country. No marketing has been done in 7 years yet business continues to grow. Non-union shop with great employees.					