

# Outstate Business Opportunities-

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## Calhoun Companies 952-831-3300

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170	<b>SPECIAL TRADE CONTRACTORS</b>	<i>ID</i>	<i>Gross Sales</i>	<i>Agent (s)</i>	<i>RE Incl.</i>	<i>Price</i>
	<b>Specialty Trade Contractor</b>	9505	\$1,991,734	WK	No	\$390,000
	Sales, service, and installation of automotive and petroleum equipment such as lifts, oil, lube, and air systems, hose reels, gas pumps, and more. In business since 1977. Owner to retire. Call Wally, Manoj, or Andy at 952-831-3300 or see <a href="http://www.BizDealer.net">www.BizDealer.net</a> for information.					
	<b>Petroleum Equipment Sales &amp; Service</b>	9325	\$989,061	WK	No	\$320,000
	Attention: North Dakota oil drilling opportunity! Subcontractor to large oil drilling preparation company looking for partner to expand business, or open to selling outright. Seller would stay on to work for new owner indefinitely. Sales, service, and installation of petroleum equipment, specializing in liquid propane. Call Wally, Manoj, or Andy at 952-831-3300 or see <a href="http://www.BizDealer.net">www.BizDealer.net</a> for information.					
	<b>Granite Mine</b>	8661		SLB	Yes	\$1,300,000
	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.					
	<b>Electrical Contractor</b>	9664	\$3,097,660	BC	No	\$1,800,000
	Privately held electrical contracting business located in the hub of the "Bakken/Three Forks" oil fields. The Company's primary focus is directed towards oil field "production" work, which consists of hooking up new wells, pumping units and associated equipment and providing existing drilling rigs with maintenance and "on call" repairs services. Additionally, this company provides services to its local commercial, residential and farm customers. Revenue & earnings through June of 2011 are up 43.5% over the same period 2010. For more information call Calhoun Companies at 952-831-3300 or email us at <a href="mailto:info@calhouncompanies.com">info@calhouncompanies.com</a> .					
	<b>Foundatiions</b>	9697	\$139,548	LW	No	\$150,000
	Rapid foundation support systems. Great for decks and block foundation. For more information please contact Lowell Webster with Calhoun Companies at 952-831-3300.					

230	<b>APPAREL AND OTHER TEXTILE PRODUCTS</b>		<i>Gross Sales</i>	<i>Agent (s)</i>	<i>RE Incl.</i>	<i>Price</i>
	<b>Fabric Contractor</b>	9528	\$100,632	WK	No	\$305,000
	Sewing contractor specializing in tarps, banners, bags, light upholstery, and more. Over 50 years in business. Owner to retire and wants quick sale. Call Wally, Manoj, or Andy at 952-831-3300 or see <a href="http://www.BizDealer.net">www.BizDealer.net</a> for information.					

<u>Business</u>	<u>ID</u>	<u>Gross Sales</u>	<u>Agent (s)</u>	<u>RE Incl.</u>	<u>Price</u>
<b>Embroidery/Screenprint</b>	9593	\$211,000	SLB	No	\$159,900
Specializing in custom screen-printing and embroidery as well as producing clothing for retail storefront gift shop. Located in Duluth, MN. In business since 1991 with a loyal customer base and great reputation.					

<b>270</b>	<b>PRINTING AND PUBLISHING</b>	<i>ID</i>	<i>Gross Sales</i>	<i>Agent (s)</i>	<i>RE Incl.</i>	<i>Price</i>
	<b>Speciality Publication</b>	9691	\$165,537	JO LW	No	\$700,000
Copyright specialty niche publication. Very profitable. Can be home based. Over 20 years in business. For more information please contact Joanne Olson or Lowell Webster with Calhoun Companies at 952-831-3300.						

<b>390</b>	<b>MISCELLANEOUS MANUFACTURING INDUSTRIES</b>	<i>ID</i>	<i>Gross Sales</i>	<i>Agent (s)</i>	<i>RE Incl.</i>	<i>Price</i>
	<b>Manufacturing</b>	9585	\$393,810	JO	No	\$550,000
Bakery supply & bakery packaging manufacturer. Products in niche markets. Distributes nationally in addition to Canada and Mexico. Unique opportunity positioned for major growth. For more information please contact Joanne Olson with Calhoun Companies at 952-831-3300.						
	<b>Medical Device</b>	9586	\$79,748	WK	No	\$100,000
Manufacturer of hands on devices used in the training of medical personnel. These products provide an affordable way to enhance classroom and lab instruction. Call Wally, Manoj, or Andy at 952-831-3300 or see www.BizDealer.net for information.						

<b>420</b>	<b>TRUCKING AND WAREHOUSING</b>	<i>ID</i>	<i>Gross Sales</i>	<i>Agent (s)</i>	<i>RE Incl.</i>	<i>Price</i>
	<b>Trucking Co.</b>	9203	\$1,600,000	GB	No	
Regional Dry long haul niche trucking firm. Positive sales trend '07 \$1.2 Million, '08 \$1.5MM, '09 \$1.6 MM. ,10 proj. \$1.6MM. Total cash flow from operations \$188K. Submit all offers.						
	<b>Trucking</b>	9601	\$3,571,573	SC DJ	No	\$3,000,000
We are proud to present this Dry Van Trucking Company for sale. Located in the great State of Wisconsin. Mainly hauling in the Midwest. This company is priced at only \$3,000,000 including Real Estate valued at \$1,300,000 and 28 tractors & 153 trailers included at \$1,700,000+. Please contact Duane Johnson, Matt Moon or Steve Curley 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>	
<b>470</b>	<b>TRANSPORTATION SERVICES</b>	<b>ID</b>	<b>Gross Sales</b>	<b>Agent (s)</b>	<b>RE Incl.</b>	<b>Price</b>
<b>Courier/Delivery Service</b>	9527	\$785,717	WK	No	\$550,000	
Local area delivery service and courier serving Minnesota for over 25 years. Owner wants to retire and will consider financing. For more information please call Wally, Manoj, or Andy at 952-831-3300 or see www.BizDealer.net						
<b>500</b>	<b>WHOLESALE TRADE - DURABLE GOODS</b>	<b>ID</b>	<b>Gross Sales</b>	<b>Agent (s)</b>	<b>RE Incl.</b>	<b>Price</b>
<b>Distribution</b>	9552	\$931,293	BJC	No	\$750,000	
Paper products & dispensers, janitorial equipment, food service, etc. 7 county metro delivery. Branded products. Business is over 50% automotive. For more information contact Bob Cardinal at 952-831-3300.						
<b>Distribution</b>	9553	\$115,000	BJC	No	\$195,000	
A distributor of medical equipment and supplies to the physical therapy and rehab markets. We serve hospitals, clinics, doctors, physical and occupational therapists along with independednts. We also work with federal, state and local governments and have a government contract with the veterans hospitals nationwide. Business operates out of owners home. Catalog. For more information contact Bob Cardinal at 952-831-3300.						
<b>510</b>		<b>ID</b>	<b>Gross Sales</b>	<b>Agent (s)</b>	<b>RE Incl.</b>	<b>Price</b>
<b>Distribution</b>		9668		KC	No	\$25,000
Distributorships available throughout the US and abroad with exclusive territories available in most areas. Green Green Green is the hot topic today and this Distributorship is the only one in its industry offering a "Complete" line of products. Approved by the US Green Building Council (USGBC), American Institute of Architects (AIA) and qualifies for up to 12 LEED Points (Leadership in Energy & Environmental Design). Installed in over 11 Countries and all throughout the United States, boasting a stellar track record and over twenty-five years of success.						
Distributorships Available for \$25,000 – \$100,000 with inventory requirements between \$10,000 - \$40,000, depending on territory and location.						
Training, Marketing Materials, Technical Support and a support line for growing sales to provide for exponential growth.						
Income is based off of 30%-50% profit margins and could easily pay for the investment within 1 year.						

<u>Business</u>	<u>ID</u>	<u>Gross Sales</u>	<u>Agent (s)</u>	<u>RE Incl.</u>	<u>Price</u>	
<b>520</b>	<b>ID</b>	<b>Gross Sales</b>	<b>Agent (s)</b>	<b>RE Incl.</b>	<b>Price</b>	
<b>Garden Center</b>	9627	\$465,000	LW	No	\$350,000	
Lawn/Garden Center- opens March 1st thru Oct. 31st - 6 Greenhouses, plus 2 buildings. Buyer to lease real estate including all structures. Buyer to coordinate retail sales with landscape sales. For more information please contact Lowell Webster with Calhoun Companies at 952-831-3300.						
<b>530</b>	<b>GENERAL MERCHANDISE STORES</b>	<b>ID</b>	<b>Gross Sales</b>	<b>Agent (s)</b>	<b>RE Incl.</b>	<b>Price</b>
<b>Truck Stop/Travel Plaza</b>	9343	\$12,500,000	SG	No	\$3,700,000	
21.5 Acres, CAT Scale, newly added on Restaurant (2009) expanded C-store, repair facility available w/underground walkway. Storage building; I-94 Truck Stop/Travel Plaza located in Minnesota. Profitable, great location. Contact Stan Gibbs and Jeff Krieg at 952-831-3300 and see www.stangibbs.com						
<b>Gas/Convenience/Wash</b>	9490	\$3,040,282	SG	Yes	\$1,589,000	
Great volume store in Mankato, MN. High visibility. Very nice store. Perfect for owner/operator or add-on location. Literally turn-key operation. Stan gibbs/Jeff Krieg at 952-831-3300 or wee www.stangibbs.com.						
<b>C-Store/Gas/Restaurant</b>	9066		GB	No	\$1,600,000	
The location of this business is what makes it a unique and desirable C-store/Restaurant-it was originally inside Brainerd International Raceway, and, not now a part of the Raceway, dominates the entrance. Minnesota State Highway 371. This Shell C-store and restaurant was built in 2001 as a Phillips 66 station. Seller bought the business and remodeled it as a Shell station. It is not manned at this time, but Shell credit card owners can still get their Shell discount so it remains available for Pay-at-the-Pump. Negotiations are underway to lease out the restaurant part. It appraised in 2006 at \$1,800,000. The building totals 7,000 square feet and land 5 acres. Everything is state of the art and is in excellent working condition. The asking price is \$1,600,000 total.						
<b>C-Store/Gas/Wash</b>	9508	\$3,000,000	SG	Yes	\$325,000	
Convenience Store in St. Peter, MN. Close to 1/2 acre on Hwy 169. Business can be operated or property used for redevelopment. Excellent Hwy location with multiple access points from side street as well as Hwy. Call Jeff Krieg or Stan Gibbs at 952-831-3300 or see our website at www.stangibbs.com.						
<b>C-Store/Gas/Car Wash</b>	9520	\$5,821,192	DJ	No	\$1,000,000	
We are proud to present this Franchise C-store/Gas/Car Wash South of Metro. 2010 Revenue \$5,821,192.00, Owner's adjusted net is \$ 247,304.00; Priced at only \$ 1,000,000 + Inventory including Real Estate and FF&E. For more information please contact Duane Johnson/Matt Moon at 952-831-3300 or look us up at www.sonandmoonteam.com						

<u>Business</u>	<u>ID</u>	<u>Gross Sales</u>	<u>Agent (s)</u>	<u>RE Incl.</u>	<u>Price</u>
<b>C-Store/Gas/Car Wash</b>	9521	\$9,683,818	DJ	No	\$2,000,000
We are proud to present this Franchise C-store/Gas/Car Wash South of Metro. 2010 Revenue \$9,683,818.00, Owner's adjusted net is \$ 308,911.00; Priced at only \$ 2,000,000 + Inventory including Real Estate and FF&E. For more information please contact Duane Johnson/Matt Moon at 952-831-3300 or look us up at <a href="http://www.sonandmoonteam.com">www.sonandmoonteam.com</a>					
<b>Candy/Confectionary</b>	9618	\$55,000	BT	No	\$40,000
"Sweets Store" with established name selling candy, gummies, ice cream, chocolates, homemade fudge and much, much, more. A quarter of a century selling sweets with the current owner nearing \$2M in cumulative gross sales. Purchase as is or for relocation to merge with existing business. Real Estate also available. For more information contact Brian Tjaden at 952-831-3300.					
<b>C-Store/Gas/Liquor</b>	9648	\$2,712,755	DJ	No	\$1,200,000
C-store/Gas/Liquor store For Sale: Great North of the Metro, beautiful building located on a high volume commuter highway. This is a must see! Priced at only \$1,200,000 including real estate, business and equipment. Call Duane Johnson or Matt Moon at 952-831-3300.					
<b>Gas, Service, C-Store</b>	9681	\$1,667,167	NS	Yes	\$750,000
This is primarily a Real Estate transaction located on busy street near Walmart and many other national retailers. New roof in approximately 2005. Staff of full time employees includes (2) mechanics, (2) clerks plus owner. BP Gas accounted for over \$1,489,600 of sales, auto service \$244,700. Also has a U Haul agency. For more information please contact Nick Strandberg with Calhoun Companies at 952-831-3300.					
<b>Retail</b>	9686	\$1,235,560	BC	No	\$175,000
Sears authorized retail dealer in Eastern North Dakota. No A/R, no inventory investment. Great location. Protected area. For more information please contact Bob Conyers with Calhoun Companies at 952-831-3300.					
*Rent is 1537.00 + Camera's					

540

**FOOD STORES**

<i>ID</i>	<i>Gross Sales</i>	<i>Agent (s)</i>	<i>RE Incl.</i>	<i>Price</i>	
<b>Retail Meat Market</b>	9544	\$499,718	WK	No	\$590,000
Full service meat processing and retail meat market. Wide variety of choice cut meats, jerky, and sausages. Well known throughout the region. Real Estate included in sale price. Call Wally, Manoj, or Andy at 952-831-3300 or see <a href="http://www.BizDealer.net">www.BizDealer.net</a> for information.					

<b>Business</b>	<b>ID</b>	<b>Gross Sales</b>	<b>Agent (s)</b>	<b>RE Incl.</b>	<b>Price</b>
<b>580 EATING AND DRINKING PLACES</b>	<b>ID</b>	<b>Gross Sales</b>	<b>Agent (s)</b>	<b>RE Incl.</b>	<b>Price</b>
<b>Restaurant</b>	9455	\$824,070	SLB	No	\$795,000
Family Restaurant, Duluth/Superior area. Seats 100+ in 2800 sq.ft. on 18,000 sq.ft. lot including off street parking. Good business since 1970's, remodeled in 2008 and in excellent shape. Good cashflow to owner/operator with gross sales over 800,000.					
<b>Restaurant &amp; Bar</b>	9469	\$500,000	SLB	No	\$496,000
LeGrand Supper Club in Duluth, MN seats 450 in bar, restaurant and banquet room in 12,000 sq.ft. on 4 acres. Fully equipped commercial kitchen with on & off sale liquor. Needs owner/operator. Seller financing available.					
<b>Fast Food Franchise</b>	9492	\$631,724	DJ	No	\$825,000
We are proud to announce our new Dairy Queen Fast Food Franchise listing in Southwestern MN. Growing business despite the times, great location with 2010 revenue of \$632K, owner's net income \$130K. Priced at only \$825,000 including Real Estate. Ideal for an owner operator. Call Duane Johnson or Matt Moon at 952-831-3300 or look us up at www.sonandmoon.com					
<b>Bar/Restaurant/Cabins</b>	9514	\$414,000	SLB	No	\$795,000
Wisconsin Country Tavern with off sale, food & games on 28 acres with plenty of room for expansion. Seating for 80 with full kitchen in 3000 sq.ft. Good Business since 1932.					
** \$19,000 Inventory NOT included					
***Inventory Not included - At cost \$14,000 Liquor, \$3,000 Food, \$2,000 Clothes, ect = \$19,000					
<b>Bar/Restaurant</b>	9581	\$335,512	KC	No	\$495,000
A true sportsman's bar & restaurant located in the heart of Midwestern Minnesota. An outdoorsman's sanctuary surrounded by prime hunting and fishing land as well as main thoroughfare for snowmobile and motorcycle runs. Local and visiting patrons make this a thriving and growing business with no competition 12 miles in any direction. On/Off liquor license, live music, Texas Hold 'Em, dart leagues, and a great menu round out this unique opportunity. Excellent owner/operator situation with potential convenience store and gas sales on site.					
<b>Bar/Restaurant</b>	9590	\$585,000	GB	Yes	\$590,000
UPNORTH resort area location, long established (13 years) Rustic, attractive well known Bar/Restaurant. Impressive location. Strong sales history with increases in 2010 and projected for 2011. Includes 1,100 sq ft apartment. Seller financing available, plus rent to buy option.					
<b>Restaurant &amp; Bar</b>	9620	\$200,000	SLB	No	\$195,000
Bar & Restaurant on MN Iron Range with owners living quarters on site on 2 acres with city sewer. New roof, kitchen equipment, flooring, walls and other upgrades. Seats 75 plus possible banquet room. In business since 1945.					

<u>Business</u>	<u>ID</u>	<u>Gross Sales</u>	<u>Agent (s)</u>	<u>RE Incl.</u>	<u>Price</u>
<b>Restaurant/Cafe</b> Waterville Cafe and Catering located 40 miles south of the Metro in southern MN lakes/resort region. Serving breakfast and lunch as the only restaurant in town, opportunity to expand. Needs owner or owner/operator to refresh the style and menu. SBA financing available to qualified buyer. Motivated seller, reasonable offer buys cafe! For more information please contact Brian Tjaden with Calhoun Companies at 952-831-3300.	9632	\$171,639	BT	No	\$150,000
<b>Bakery</b> A town and area favorite-Well known for fresh baked goods from scratch-Buns and bread, fried rolls-Located in high growth town just minutes so. of Minneapolis in Belle Plaine, MN.	9369	\$240,000	LW	Yes	\$209,000
<b>Restaurant,Supper Club, Bar only</b>	9242	\$2,187,308	LW	Yes	\$1,600,000
<b>Restaurant/Bar</b> Restaurnat/Bar in Duluth/Superior area that seats 100 in the bar, 100 in the restaurant and 300 in the banquet room. Very nice well maintained business at a very busy location with well seasoned staff: turn key business. Absentee owner retiring after 20+ years.	9667	\$770,000	SLB	No	\$995,000
<b>Bar &amp; Liquor Store</b> Well established Bar & Liquor Store in Southern Minnesota. Two separate businesses in adjoining buildings can be operated by one employee. Consistent sales year after year, now exceeding \$100K annually. SDE includes wages, commissions, benefits and rental income from two upstairs apartments (recently remodeled). Ideal for owner/operator who is looking for a place to live or wants additional income. Property is well kept and in great condition. The back service area is all poured concrete, provides for low maintenance and no mowing. This business has done well for the owners, who are now selling for more time and other interests. This is a hidden jewel waiting to provide its wealth to a new owner. For more information please contact Brian Tjaden with Calhoun Companies at 952-831-3300.	9672	\$329,250	BT	Yes	\$330,000
<b>A &amp; W Restaurant</b> Recently updated and long established A & W Restaurant in great location. Includes real estate with living quarters. Only open nine months but could improve profits substantially by being open year round. Seating for 68 plus drive through.	9685	\$318,814	JO LW	Yes	\$350,000

590

**MISCELLANEOUS RETAIL**

	<u>ID</u>	<u>Gross Sales</u>	<u>Agent (s)</u>	<u>RE Incl.</u>	<u>Price</u>
<b>Gift Shop</b> Gift Shop on Hwy 61 in Two Harbors. Quaint historic house with 825 sq. ft. on main floor plus office and storage above. Large 85 X 75 lot with off street parking and log out building plus deck off back. New roof and windows in 2008 with city utilities. Priced at asset value.	9566	\$69,000	SLB	No	\$245,000
<b>Gift Shop</b> Gift shop & Ice Cream shop on Lake Superior's North Shore with 123 feet of scenic highway 61 frontage. 4800 sq ft Strip Mall built in 1986 in excellent condition included with rental income.	9567		SLB	No	\$495,000

<u>Business</u>	<u>ID</u>	<u>Gross Sales</u>	<u>Agent (s)</u>	<u>RE Incl.</u>	<u>Price</u>
<b>Toy Store</b>	9570	\$109,000	SLB	No	\$295,000
Toy store in Northern Minnesota. 3200 sq ft retail with 2200 sq ft shop plus 3200 sq ft 2 bedroom 2 bath apartment above, all recently remodeled. All glass storefront on main street in popular tourist town with real estate included.					
<b>Gift Shop</b>	9573	\$69,000	SLB	No	\$245,000
Gift Shop on Hwy 61 in Two Harbors. Quaint historic house with 825 sq. ft. on main floor plus office and storage above. Large 85 X 75 lot with off street parking and log out building plus deck off back. New roof and windows in 2000 with city utilities. Priced asset value.					
Hours Open: 9:30-6:30 M-Su Summer hours 9:30-6:30 Th-Sat Winter hours					
<b>Equipment Rental</b>	9641	\$339,479	BC	No	\$413,000
Confidentiality Agreement required Equipment Rental Business-Hwy #371 frontage-1/2 mile from Leech Lake. Specializing in recreational equipment, i.e., ski and fishing boats, pontoons, personal watercraft and accessories. Plus, the usual assortment of tools and equipment for contractors, lawn and garden, parties and meetings. Other profit centers include Fish house rentals-propane filing station-welding gases supplier. For more information contact Bob Conyers at 218-233-0430.					
<b>Tanning &amp; Video</b>	9679	\$210,000	PM	No	\$130,000
Tanning and Video store only one in the surrounding area. Large store with a good following of tanning and video customers. For more information please contact Pete McCoy with Calhoun Companies at 952-831-3300.					
<b>Liquor Store</b>	9710	\$872,426	DJ	No	\$225,000
We are proud to present this beautiful liquor store located on high volume highway in the North Metro. The 2010 revenue \$872,436 with an owner's net of \$76,434. Ideal for an owner operator. Priced at only \$225,000 + Inventory. For more information call Duane Johnson or Matt Moon at 952-831-3300.					

<b>700</b>	<b>HOTELS AND OTHER LODGING PLACES</b>	<b>ID</b>	<b>Gross Sales</b>	<b>Agent (s)</b>	<b>RE Incl.</b>	<b>Price</b>
<b>Motel</b>		9096	\$340,000	SLB	Yes	\$890,000
20 Room motel plus 2 bedroom/2 bath owners apartment on Lake Superior's North Shore in northern Minnesota. Many upgrades since new in 1970s. For information, contact Steve Bragg at 218-663-7682						
<b>Motel</b>		9289	\$125,000	SLB	Yes	\$395,000
Immaculate small town 12 unit motel in Orr, Minnesota with city sewer & water. Built new in 1994 with lakeshore and dock on 12,000 acre Pelican Lake. One bedroom owner's apartment on site and 38' x 32' shop behind motel for storage, hobby shop, etc. For more information, contact Steve Bragg at 218-663-7682.						

<u>Business</u>	<u>ID</u>	<u>Gross Sales</u>	<u>Agent (s)</u>	<u>RE Incl.</u>	<u>Price</u>
<b>Motel</b>	9509	\$115,000	DO	No	\$325,000
A 16 Unit independent Motel that includes 3 Kitchenettes. In addition there is a one bedroom living quarters and a two car garage. Located in a busy business and tourist community in Northwest Wisconsin. For Confidential information please contact Don Orke at 952-831-3300					
<b>Motel</b>	9576	\$284,371	DO	No	\$829,500
A 34 room franchised motel plus 67 self storage units on the 2.8 acre site located on Hwy 2 in Grand Rapids, MN This property/business is bank owned. For additional information contact Don Orke at 952-831-3300.					
<b>Motel</b>	9577	\$200,579	DO	No	\$450,000
A 32 unit franchised motel plus one bedroom living quarters located in northeastern North Dakota. Motel has updated features. Contact Don Orke at 952-831-3300 for additional information					
<b>Motel</b>	9582	\$379,005	DO	No	\$1,100,000
A 77 unit independent Motel with an outdoor pool, living quarters located in South Dakota. Many renovations have been completed during current ownership. Community has many events and an attractive area for hunting. For details contact Don Orke with Calhoun Companies at 952-831-3300.					
<b>23 Room Motel</b>	9592	\$230,000	SLB	No	\$299,900
23 room motel in Virginia, MN with 3 bedroom owners home and garage on main highway. New roof in 2001 and rooms remodeled in 2007 plus many upgrades.					
<b>Motel</b>	9636	\$161,707	DO	No	\$925,000
An independent Motel with 23 Rooms and 21 RV sites on 3.3 Acres. Located in a tourist area of northwestern Wisconsin. Several recent renovations. Interior and exterior doors. Swimming pool and hot tub. Great curb appeal. For confidential financial information please contact Don Orke with Calhoun Companies at 952-831-3300.					
<b>Motel</b>	9644	\$483,366	DO	No	\$1,400,000
A 50 room franchised motel located in Southern Wisconsin. Includes a three bedroom suite, pool, hot tub, exercise room. Well maintained with updated renovations including a new roof in 2007. For confidential financial information contact Don Orke at 952-831-3300.					
<b>Motel</b>	9080	\$330,000	DO	Yes	\$765,000
A 39 room independent motel located in northern Minnesota. Well maintained with large lobby and reception area. Plus a manager's one-bedroom apartment. Highway location with great winter recreation and business activity. Contact Don Orke for confidential financial information at 952-831-3300.					
<b>Hospitality</b>	9214		DO	Yes	\$475,000
The Historic Anderson House Hotel has been listed on the National Historic Register of Historic Places since 1979. The hotel has been operated as B & B since 1856. Includes 23 sleeping rooms with updated baths, bar, and full kitchen/restaurant. The property is located in Wabasha, MN. The site of the National Eagle Center on the Mississippi River. contact Don Orke for details 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>
<b>4 Plex Lodging</b>	9658	\$45,000	SLB	Yes	\$350,000
<p>Gooseberry Trailside Suites is a 4 plex designed for nightly rentals on 7 acres, each having 2 bedrooms, fireplaces, decks and full kitchens. This is the closest accommodations to Gooseberry Falls State Park actually adjoining park land and overlooking Lake Superior. Built in 1989 and well maintained, sold fully furnished.</p>					
<b>Motel</b>	9659	\$197,044	DO	No	\$469,000
<p>An independent 30 room motel located in southeastern South Dakota. Large rooms and a very large 5 bedroom living quarters. Motel is in very good condition and well maintained. Includes two buildings with well maintained roofs and exteriors. Large lobby with continental breakfast . 27" TV's and queen size beds. Price reduced for quick sale as owner has serious health issues. Contact Don Orke for confidential information at 952-831-3300.</p>					
<b>Motel</b>	9662	\$830,000	DO	Yes	\$2,500,000
<p>A franchised motel with 93 rooms located in eastern North Dakota. Amenities include swimming pool, hot tub, meeting room, spacious lobby, guest laundry. Major recent renovation of new roof and carpeting. Located near a University and a major trade center community. For confidential financial information, contact Don Orke with Calhoun Companies at 952-831-3300.</p>					
<b>Motel</b>	9675	\$111,067	DO	No	\$550,000
<p>An independent 19 room motel plus 8 apartments located in southeastern Minnesota. Spacious two bedroom living quarters. Since 2008 renovations include new roof, hotwater heater, softener, furnace, cable system, carpeting etc. For confidential information contact Don Orke with Calhoun Companies at 952-831-3300.</p>					

720

**PERSONAL SERVICES**

<i>ID</i>	<i>Gross Sales</i>	<i>Agent (s)</i>	<i>RE Incl.</i>	<i>Price</i>	
<b>Assisted Living/Com. Rental Space</b>	9706	\$1,400,000	SLB	Yes	\$1,999,500
<p>Assisted Living Facility in the Twin Ports area with 35 residents. Well maintained 27,000 sq.ft. facility with additional income. Real estate included with good consistent cashflow to owner/operator. For more information please contact Steve Bragg with Calhoun Companies at 952-831-3300. Licenses Required: Class F Asst. Living, Board &amp; Lodging.</p>					

<u>Business</u>	<u>ID</u>	<u>Gross Sales</u>	<u>Agent (s)</u>	<u>RE Incl.</u>	<u>Price</u>
<b>730 BUSINESS SERVICES</b>	<b>ID</b>	<b>Gross Sales</b>	<b>Agent (s)</b>	<b>RE Incl.</b>	<b>Price</b>
<b>Mailing List Company</b>	9233	\$600,000	BJC	No	\$5,000,000
<p>MAILING LIST COMPANY. 126 individual marketed lists with 2,400 client base in Nonprofit (501C3) charities(1,340 Charities, and 1,060 clients who are, Major and Minor Catalogues, Opportunity Seekers, Credit Seekers, Financial Investor Lists, Insurance Lists and other Speciality Lists. 43 Domain names bought prior to search engines being developed, with direct sales through these domain to customers WORLD WIDE. Unduplicated direct mail source lists 20 million names. Residential list of 300 million names. Business lists of 8.5 million names. 27 demographics on most names, birth dates, elderly parent living at home, homeowners, length of Residency. Phone number, some cell phone numbers, Presence of credit card, with balance and with zero balance, Credit card holders late paying credit cards three times in a row or a bankruptcy, Sex, Income, Single or married; Religions-Catholic, Episcopal, Jewish, Protestant; Asian, Black, Spanish ethnic groups. Aside from Name and Address and zip code plus 4. This information alone would cost well over \$1,000,000 to purchase. Email blast ability on additional email lists, Text Messaging ability to any cell phone in the USA. Client list of List Brokers, Ad agencies and end users with a history in the business over 30 years. 100 percent owner will take consultant position. Owner will market buyers lists where appropriate.</p> <p>Accounts receivables are \$135,600. Contact Bob Cardinal at 952-831-3300.</p>					
<b>750 AUTO REPAIR, SERVICES, AND GARAGES</b>	<b>ID</b>	<b>Gross Sales</b>	<b>Agent (s)</b>	<b>RE Incl.</b>	<b>Price</b>
<b>Auto Car Wash</b>	9497	\$55,682	SLB	No	\$195,000
<p>Car Wash in Grand Marais, MN. Single Stall with Touch Free Futura SSA wwwwipment. Good business since 2000 with 2 bedroom apartment included in a beautiful tourism town on Lake Superior's North Shore. Good cashflow to owner with minimum labor. Seller financing available to qualified buyer with 125,000 down.</p>					
<b>Tire Store &amp; Auto Repair</b>	9638	\$971,000	SLB	No	\$495,000
<p>Franchised tire dealer including light service with 4 bays and alignment rack in lease space. Busy location in beautiful northern Minnesota tourism town since 1997. Good cashflow to owner after debt service.</p>					
<b>Auto Body Repair</b>	9687	\$1,002,169	NS GJ	No	\$950,000
<p>Profitable auto body repair shop for sale south of the twin cities. Newer facility equipped with semi-down draft paint booth, frame rack and overhead lift. Strong reputation and many DRP relationships. This offering includes a 7500 sq.ft. building. Great area with many quality of life features. For further information please call Nick Strandberg with Calhoun Companies at 952-831-3300.</p>					

<u>Business</u>	<u>ID</u>	<u>Gross Sales</u>	<u>Agent (s)</u>	<u>RE Incl.</u>	<u>Price</u>
<b>790 AMUSEMENT &amp; RECREATION SERVICES</b>	<b>ID</b>	<b>Gross Sales</b>	<b>Agent (s)</b>	<b>RE Incl.</b>	<b>Price</b>
<b>Bowling Center</b>	9665	\$46,436	BT	No	\$30,000
Seasonal Bowling Center great for bowling enthusiast looking for part time venture as owner/operator. 16 lane center with classic wood floors in excellent condition. AMF 8270 pinsetters with latest upgrades and ASK 80 automatic scorers. \$30,000 plus inventory plus real estate scores a strike!					
<b>800 HEALTH SERVICES</b>	<b>ID</b>	<b>Gross Sales</b>	<b>Agent (s)</b>	<b>RE Incl.</b>	<b>Price</b>
<b>Assisted Living</b>	9558	\$1,500,000	SLB	No	\$2,500,000
Assisted living facility on MN Iron Range with 32 beds and plenty of room for expansion on 20 acres. Less than 10 yrs old and in excellent condition. Great staff in growing business with great cashflow to owner. For more information call Calhoun Companies at 952-831-3300 or email us at info@calhouncompanies.com.					
<b>1000 BUILDINGS-COMMERCIAL/INDUSTRIAL SALES/LEASING</b>	<b>ID</b>	<b>Gross Sales</b>	<b>Agent (s)</b>	<b>RE Incl.</b>	<b>Price</b>
<b>Land</b>	9166		NS	Yes	\$207,936
Price reduced for quick sale!! Motivated Seller!! Located on the east end of Monticello near I-94 and County Road 75 (Freeway Exit #194). This land is located behind Hawks Sports Bar & Grill and just west of AST Sports. The zoning is performance "PZM" which allows flexibility and special design control. Ideal for small office use. \$4.75 per square foot. Contact Nick Strandberg for information at 952-831-3300.					
<b>Commercial Building And Property</b>	9515		SLB	No	\$295,000
4,000 Sqft. Steel structure building is located on 25 acres on Snowplow Lake. Major remodel into restaurant/bar in 2004 including additional insulation and new steel roof. Currently closed & being sold as Commercial property, No equipment included.  * 516,000 Appraisal					
<b>Commercial Building</b>	9571		SLB	Yes	\$250,000
Retail building on main street in Ely, MN. 5,464 sq ft with 3,400 sq ft 2 bedroom, 2 bath apt. above. Retail is all glass storefront and entire building has been recently remodeled.					
<b>Strip Mall</b>	9575		SLB	No	\$250,000
Strip Mall for 4 tenants; 4,800 sq.ft. on Lake Superior's North Shore with 123 feet of Scenic Highway 61 frontage and off street parking. Built in 1986, in excellent condition with rental income. Appraised in 2010					

<u>Business</u>	<u>ID</u>	<u>Gross Sales</u>	<u>Agent (s)</u>	<u>RE Incl.</u>	<u>Price</u>
<b>Commercial Office</b>	9624		KC	No	\$2,000,000
<p>Premier Commercial Office Building with prime Miller Trunk Highway frontage in Duluth, Minnesota. This building is 40,000 sf of office and showroom space with 6 separate suite entrances and ample parking. Owners are willing to perform build-out per buyers specifications. Building has two story potential doubling current square footage. Prime Duluth locations move quickly! For more information call Kimberly Cavanaugh with Calhoun Companies at 952-831-3300 or email at Kimberly@calhouncompanies.com</p>					
<b>Commercial Building</b>	9639		SLB	No	\$150,000
<p>Commercial/Industrial building Wrenshall, MN. 3840 sq.ft. steel siding, roof and gutter on wood frame engineered building on slab with city utilities. Build in 2005 with 13 foot ceiling including 1 - 12' and 2 - 8' garage doors on 2 acres with 200' of frontage.</p> <p>Land &amp; Buildings \$ 135,000 Appraisal 2006</p>					
<b>Commercial Property</b>	9657		SLB	Yes	\$195,000
<p>Pie Place Restaurant Property in Grand Marais, MN. 1440 sq ft retail building plus 5 bedroom house &amp; out buildings overlooking Lake Superior. Successful restaurant location for 15+ years with 395 feet of Hwy 61 frontage and creek in back.</p>					
<b>Land</b>	9660		SG	Yes	\$900,000
<p>7.9 Acres on 35W. High visibility currently zoned as farm land (rural). Could be commercial. Currently has 2 old vacant buildings that are closed that were C-Store and retail store. For for more information please contact Stan Gibbs/Jeff Krieg with Calhoun Companies at 952-831-3300 or see www.stangibbs.com.</p>					
<b>Real Estate</b>	9689		DJ	Yes	\$759,000
<p>We are proud to present this 2006 beautiful restaurant building for sale, located in Elko/New Market south metro. Site includes 6,134 sq.ft. building and buildouts on 1.18 acres commercial lot. Building has multiple uses, office, restaurant, daycare or retail etc. This property is priced at only \$759,000.00! It is a must see, owner is open to financing options and is selling it "as is" condition. Call Duane Johnson or Matt Moon with Calhoun Companies at 952-831-3300.</p>					
<b>Commercial Building For Sale</b>	9450		SLB	No	\$550,000
<p>Call Center Facility with 100 stations and 11 offices including furniture. Building is fully wired with fiber optics, well insulated and well maintained. 12,000 sq.ft. 1 level engineered steel commercial/industrial building on 12 acres in Eveleth, MN on frontage road just off Hwy 53. Open floor plan (65x80) plus offices, break room, 3 bathrooms, storage, conference room, ect. with city utilities.</p>					

<u>Business</u>	<u>ID</u>	<u>Gross Sales</u>	<u>Agent (s)</u>	<u>RE Incl.</u>	<u>Price</u>
<b>1110 LANDS-RECREATIONAL</b>	<b>ID</b>	<b>Gross Sales</b>	<b>Agent (s)</b>	<b>RE Incl.</b>	<b>Price</b>
<b>Commercial Property</b>	7772		SLB	Yes	\$395,000
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*Rent is \$1,537.00 + Cam					
<b>Development Property</b>	9484		SLB	No	\$299,000
Being offered as either a 76 lot mobile home park or development land with approximately 2000 ft of shoreline on 75 acres in Eveleth, MN. Private 40 acre lake with no public access. Onlly 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 acre min with 150 ft to 200 ft min width.					
<b>1210 RESORTS</b>	<b>ID</b>	<b>Gross Sales</b>	<b>Agent (s)</b>	<b>RE Incl.</b>	<b>Price</b>
<b>Golf, Lodge, Restaurant</b>	9538	\$2,000,000	KC	No	\$11,000,000
Wendigo Lodge, Golf, & Conference Center. The beauty of Northern Minnesota yet just minutes from downtown Grand Rapids. A luxurious lodge with 40 guest accommodations, indoor pool, whirlpool, and sauna, complemented by a massive 6,000 sq.ft. stunningly appointed restaurant and hand-carved timber bar which overlooks the pristinely manicured golf course. The conference center, capable of seating 5 to 425 guests, hosts, multiple weddings, meetings, and reunions throughout the year. The golf enthusiast will be delighted by the award winning 18 - hole Joel Goldstrand course designed to challenge the most seasoned players amidst the natural beauty of Northern Minnesota. This resort must be seen to truly be appreciated! Please call Kimberly Cavanaugh with Calhoun Companies at 612-481-1137 for more information and an exclusive showing.					
**\$15,000 Food & Beverage					
Building Sizes:					
Hotel/Convention Center      42,060 sq.ft.					
Restaurant/Bar                      5,416 sq.ft.					
Warehouse                              20,000 sq.ft.					
Maintenance Building              6,000 sq.ft.					
<b>Full Service Resort</b>	9637	\$674,000	SLB	No	\$2,995,000
Resort in Northern Minnesota with cabins, motel, campsites and owners living quarters with 3000 ft. of beautiful shoreline on 30 acres. High volume year round operation with great employees in place and room for expansion.					
<b>Resort</b>	9666	\$82,000	SLB	No	\$495,000
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. Same owner for 19 years.					