

# Outstate Business Opportunities

<u>Business</u>	<u>ID</u>	<u>Gross Sales</u>	<u>Agent (s)</u>	<u>RE Incl.</u>	<u>Price</u>
<b>170 SPECIAL TRADE CONTRACTORS</b>					
<b>Construction Material</b>	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					
<b>Rock/Granite Quarry</b>	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.					
<b>Sewer And Water Repair</b>	8987	\$747,676	DJ	No	\$500,000
Franchise sewer and water repair company. Great cash flow! Priced @ \$500,000, including \$150K equipment and \$12K inventory. Owner's estimated net +\$230K+. 70% Residential, 30% commercial, easily relocatable. Contact Duane Johnson or Matt Moon at 952-831-3300 or contact us at <a href="http://www.sonandmoonteam.com">www.sonandmoonteam.com</a> .					
<b>Excavating Contractor</b>	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.					
<b>Hvac Company</b>	9112	\$313,342	DJ	No	\$195,000
Heating and cooling company for sale south of metro. Ideal for an owner/operator. 2008 rev. \$313,342, Seller's net \$120,020. Priced at only \$195,000. 75% Residential, 25% commercial. Call Duane Johnson or Matt Moon at 952-831-3300 or see <a href="http://www.SonAndMoonTeam.com">www.SonAndMoonTeam.com</a>					
<b>230 APPAREL AND OTHER TEXTILE PRODUCTS</b>					
<b>Manufacturing</b>	9020	\$408,602	WK	No	\$275,000
Well known and recognized name in custom athletic bags for hockey, football, etc. Retirement makes this excellent opportunity available. Real estate also available for \$325,000, or business could be easily relocated. Call Wally, Manoj, or Andy at 952-831-3300 or see <a href="http://www.BizDealer.net">www.BizDealer.net</a> for information					

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<b>240 LUMBER AND WOOD PRODUCTS</b>					
<b>Manufacturing</b>	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.					
<b>Sawmill</b>	8901	\$1,097,583	DO	No	\$972,000
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					
<b>Wood Gift Mfg.</b>	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.					
<b>270 PRINTING AND PUBLISHING</b>					
<b>Sign &amp; Vehicle Graphics</b>	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.					
<b>Newspaper/Publishing</b>	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.					
<b>Publishing</b>	8841	\$110,000	LW	Yes	\$125,000
Weekly newspaper. 1,100 subscriptions. Contact Lowell Webster at 952-831-3300.					
<b>Weekly Newspapers</b>	8887	\$320,000	LW	No	\$265,000
\$130,000 divided by 3 = \$43,680 each owner. One weekly newspapers-Bldg in Henning is owned-company owns two shares of heartland market stock ( a common shopper owned by 14 newspapers.)					
<b>Weekly Newspaper</b>	8962	\$265,000	LW	No	\$285,000
Weekly newspaper-2,112 paid subscribers.					
<b>Magazine</b>	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.					

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<b>Weekly Newspapers</b>	8630	\$791,000	LW	No	\$900,000
<p>Weekly Newspapers            1)LeRoy Independent - 1238 Circ. - Mower County. 2)Blooming Prairie Times - 1029 Circ. - Steele County. 3)Grand Meadow Area News-3,080 Circ. - Mower County 4) Riceville Recorder - 1282 Circ - Howard County. 5) Lime Springs Herald - 738 Circ. - Howard County.            7,900 circulation Incl. Newsstands. -5,000 Paid subscribers - Print in Austin.</p> <p>For Internet:            Newspaper Group - Weeklies with near 8,000 Circulation - Southern MN. w/ Real Estate. Sales near one million.</p>					
<b>Weekly Newspapers</b>	9061	\$83,151	LW BC	No	\$92,500
<p>Two weekly newspapers: a) Tri City Star which serves White, Toronto and Astoria SD and b) Elkton Record which serves Elkton, SD. Approximate circulation 900 combined. Contact Lowell Webster at 952-831-3300 or Bob Conyers at 218-233-0430 for information</p>					
<b>Publishing</b>	9103	\$363,921	LW	No	\$300,000
<p>Monthly magazine-1,061 subscribers.</p>					
<b>Publishing</b>	9111	\$531,158	LW	No	\$495,000
<p>3 Weekly newspapers and commercial printing. Total paid subscribers: 3,000. Avg. 12 pgs. per paper - broadsheet, Common Peach Shopper. Accounts Receivables and Real Estate not included in price. For information, contact Lowell Webster at 952-831-3300.</p>					

### **370 TRANSPORTATION EQUIPMENT**

<b>Manufacturing &amp; Development</b>	8666	\$298,358	BC	No	\$195,000
<p>Company currently develops, manufactures &amp; markets products targeting the collector car, rod and custom market. To review the product lineup visit Company's web-site: <a href="http://ndgearheadsruiserproducts.com">ndgearheadsruiserproducts.com</a>. 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.</p>					

### **420 TRUCKING AND WAREHOUSING**

<b>Trucking</b>	8440	\$10,680,360	SG	No	\$1,600,000
<p>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. The company owns 35 tractors &amp; 65 trailers. For more information call Stan Gibbs or Jeff Kreig @ 952-831-3300 or see <a href="http://www.StanGibbs.com">www.StanGibbs.com</a>.            *Fixtures and Equip. is the Insurance value</p>					

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<b>Trucking Company</b>	8840	\$4,328,430	DJ	Yes	\$3,100,000
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 or contact us at www.sonandmoonteam.com.					

#### 440 WATER TRANSPORTATION

<b>Boat &amp; Motor Dealer</b>	8652	\$1,400,000	SLB	Yes	\$495,000
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.					
<b>Marine Dealership</b>	9021	\$4,600,000	SLB	Yes	\$795,000
Boat and motor dealer in northern Wisconsin with sales in excess of 2.6 million dollars. Operating with 26,000 sq. ft. on 5 acres while closed part of the winter. Fixtures, equipment, and real estate included. In business since 1992 and priced below asset value. Contact Steve Bragg at 218-663-7682					

#### 470 TRANSPORTATION SERVICES

<b>Trailer Transfer</b>	8886	\$2,180,414	BC	No	\$495,000
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					
<b>Elder Transport</b>	9102	\$675,000	PM	No	\$625,000
Clinical, nursing, elder transport services. Covers entire state. Contracts in place. High customer satisfaction has driven rapid growth. For more information contact Pete McCoy at 952-831-3300.					

#### 510

<b>Distribution</b>	9012	\$1,161,284	WK	No	\$850,000
Distributor of health and wellness related products, supplements, and books. 30 Years in business. Call Wally, Manoj, or Andy at 952-831-3300 or see www.BizDealer.net for information.					

#### 530 GENERAL MERCHANDISE STORES

<b>C-Store-Vacant</b>	8909	\$895,000	GB BJC	No	\$199,000
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.					

<u>Business</u>	<u>ID</u>	<u>Gross Sales</u>	<u>Agent (s)</u>	<u>RE Incl.</u>	<u>Price</u>
<b>Travel Plaza</b>	9013	\$4,450,000	SG	Yes	\$1,395,000
<p>Diesel, gas. Pumps 24 hrs. Hot stuff pizza, car wash &amp; add'l acres available.            *Shell Gas            *Excellent interstate location            *Truck Parking            *Very nice &amp; very clean facility            *Kitchen &amp; seating            For more information, Contact Mike Palm, Stan Gibbs, or Jeff Krieg at 952-891-3300 or see            www.stangibbs.com</p>					

<b>Convenience Store</b>	9014	\$1,023,000	SG	No	\$315,000
<p>We are pleased to present 6 small town Convenience Stores including Shell gas and Hot Stuff Pizza. These stores have been a part of the neighborhood and various towns for years and the residents have come to rely on them for their daily shopping needs as reflected by the high inside stores sales. Consistent sales and growth are fantastic foundation for the improvement of C-store margins and synergistic expense control savings.</p> <p>For information contact Mike Palm or Stan Gibbs at 952-831-3300</p>					

<b>Convenience Store</b>	9015	\$1,237,000	SG	No	\$156,000
<p>We are pleased to present 6 small town Convenience Stores including Shell gas and Hot Stuff Pizza. These stores have been a part of the neighborhood and various towns for years and the residents have come to rely on them for their daily shopping needs as reflected by the high inside stores sales. Consistent sales and growth are fantastic foundation for the improvement of C-store margins and synergistic expense control savings.</p> <p>Contact Mike Palm or Stan Gibbs at 952-831-3300.</p>					

<b>Convenience Store</b>	9016	\$1,271,000	SG	Yes	\$325,000
<p>We are pleased to present 6 small town Convenience Stores including Shell gas and Hot Stuff Pizza. These stores have been a part of the neighborhood and various towns for years and the residents have come to rely on them for their daily shopping needs as reflected by the high inside stores sales. Consistent sales and growth are fantastic foundation for the improvement of C-store margins and synergistic expense control savings.</p> <p>See Mike Palm, Stan Gibbs or Jeff Krieg at 952-831-3300.</p>					

<b>Convenience Store</b>	9017	\$2,224,737	SG	Yes	\$506,000
<p>We are pleased to present 6 small town Convenience Stores including Shell gas and Hot Stuff Pizza. These stores have been a part of the neighborhood and various towns for years and the residents have come to rely on them for their daily shopping needs as reflected by the high inside stores sales. Consistent sales and growth are fantastic foundation for the improvement of C-store margins and synergistic expense control savings.</p> <p>Contact Mike Palm, Stan Gibbs or Jeff Krieg at 952-831-3300.</p>					

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<b>Convenience Store</b>	9018	\$1,419,000	SG	Yes	\$314,000
<p>We are pleased to present 6 small town Convenience Stores including Shell gas and Hot Stuff Pizza. These stores have been a part of the neighborhood and various towns for years and the residents have come to rely on them for their daily shopping needs as reflected by the high inside stores sales. Consistent sales and growth are fantastic foundation for the improvement of C-store margins and synergistic expense control savings.</p> <p>Contact Mike Palm, Stan Gibbs or Jeff Krieg at 952-831-3300.</p>					
<b>Convenience Store</b>	9019	\$1,235,000	SG	Yes	\$290,000
<p>We are pleased to present 6 small town Convenience Stores including Shell gas and Hot Stuff Pizza. These stores have been a part of the neighborhood and various towns for years and the residents have come to rely on them for their daily shopping needs as reflected by the high inside stores sales. Consistent sales and growth are fantastic foundation for the improvement of C-store margins and synergistic expense control savings.</p> <p>Contact Mike Palm, Stan Gibbs or Jeff Krieg at 952-831-3300.</p>					
<b>Travel Plaza</b>	9024	\$13,000,000	SG	No	\$450,000
<p>The Steer Travel Plaza            *C-Store            *Restaurant            *Diesel/Gas            *Scale/Shower            *Interstate location, Hwy 19 &amp; 35            *Close in to Cities            *Developable Land            *Truck Parking for 85 trucks            *Owner-Agent*</p>					
<b>Truck Stop</b>	9043	\$14,590,763	SG	Yes	\$5,900,000
<p>High volume truck stop. Newly renovated and expanded convenience store and restaurant. Large parking area with room to expand. Growing volume. 30,000 Gallons/mo. For information, contact Stan Gibbs or Jeff Krieg at 952-831-3300 or see <a href="http://www.stangibbs.com">www.stangibbs.com</a></p>					
<b>Convenience Store</b>	9056	\$2,538,535	DJ	No	\$350,000
<p>C-store with gas, north of Twin Cities. Ideal for owner operator. 2008 rev \$2.5 + MM, Owner's net \$84K+, Priced at only \$350,000, including real estate and equipment valued at \$446K. Call Duane Johnson or Matt Moon at 952-831-3300 or contact us at <a href="http://www.sonandmoonteam.com">www.sonandmoonteam.com</a>.</p>					
<b>C-Store/Gas/Restaurant</b>	9066		GB	No	\$1,600,000
<p>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.</p>					

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<b>C-Store With Gas</b>	9107	\$1,327,244	DJ	Yes	\$295,000
C-Store with gas. Southwestern MN, 25K gallons per month, inside sales \$45K per month, priced at only \$295,000 plus inventory. Includes real estate. Ideal for an owner/operator. Call Duane Johnson or Matt Moon at 952-831-3300 or see <a href="http://www.sonandmoonteam.com">www.sonandmoonteam.com</a>					
<b>Gas/Car Wash/C-Store</b>	8698	\$3,000,000	SG	No	\$95,000
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 <a href="http://www.stangibbs.com">www.stangibbs.com</a> . Price with real estate \$885,000					
<b>C-Store/Gas/Wash</b>	9108	\$8,000	SG	No	\$395,000
High volume store south of metro on 169. Lease space. Tank monitoring system in place (Veeder). Store nets \$25-\$35K/mo absentee. Very confidential. See Stan Gibbs or Jeff Kreig at 952-831-3300 or see <a href="http://www.stangibbs.com">www.stangibbs.com</a>					

## 550 AUTOMOTIVE DEALERS & SERVICE STATIONS

<b>Implement Dealership</b>	8834	\$1,900,000	GB	Yes	\$1,490,000
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					

## 580 EATING AND DRINKING PLACES

<b>Tavern</b>	8716	\$292,000	LW	Yes	\$179,000
On & Off Sale - Noon Food - Pull Tabs - Karaoke. Second floor banquet room - parties, weddings, etc. Seats 200. Contact Lowell Webster at 952-831-3300.					
<b>Restaurant &amp; Gift Shop</b>	8865	\$1,100,000	SLB	No	\$1,550,000
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.					
<b>Restaurant</b>	8913	\$1,598,752	DO	No	\$500,000
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.					
<b>Restaurant</b>	8914	\$792,713	SG	No	\$545,000
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 <a href="http://www.stangibbs.com">www.stangibbs.com</a> for more information.					

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<b>Banquet/Catering/Motel/Restaurant</b> 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.	8918	\$967,599	SG	No	\$2,600,000
<b>Bakery</b> Bakery & Gourmet Coffee-Expresso	8943	\$85,000	LW	No	\$180,000
<b>Restaurant/Inn</b> A historic bldg that was renovated in 1985 for a fine dining restaurant. The restaurant has received regional acclaim: Cafe is a 2009 start up bakery & speciality wine shop and art gallery. Inn was added in 1999. Inn has 12 rooms, Suite size, double whirlpool tubs: Conference Rooms available for special events and business meetings. Located in northwestern Wisconsin. The business was closed during renovations for a partial year in 2008. Contact Don Orke for confidential information 952-831-3300.	9052	\$1,200,000	DO	No	\$1,750,000
<b>Ltd Service Food</b> *CONFIDENTIALITY AGREEMENT REQUIRED* *NORTHERN MN PROSPECTS MUST BE CLEARED BY SELLERS "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	8889	\$793,149	BC	No	\$1,295,000
<b>Dairy Queen</b> *Price plus inventory Newly remodeled to DQ Grill & Chill concept. Seller wil consider financing by Contract for Deed with a "Qualified" Buyer.	9075	\$648,501	BC	No	\$750,000
<b>Pizza Restaurant</b> Pizza Restaurant in downtown SE Wabasha on the river front. Deck overlooking river as part of lease. Fully equipped w/beer/wine on Main Street. *possible Historic building for sale (not included with price) Riverfront/view. Contact Mike Palm, Stan Gibbs or Jeff Krieg at 952-831-3300 or see www.stangibbs.com.	9076	\$145,613	SG	No	\$89,900
<b>Bar/Restaurant</b> Bar & Grill in Frost, MN. Volleyball Court, Kitchen, indoor/outdoor dining. Contact Mike Palm, Stan Gibbs or Jeff Krieg at 952-831-3300 or see www.stangibbs.com.	9077		SG	No	\$129,000
<b>Bakery</b> 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.	8870	\$261,904	BF	No	\$249,000

## 590 MISCELLANEOUS RETAIL

<b>Greenhouse</b> 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.	8894	\$435,987	DO	No	\$150,000
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<b>E-Commerce</b>	8936	\$300,000	GB	No	\$50,000
<p>Internet and mail order/telephone order (MOTO) Specializing in music instruction, instruments and accessories. Sales \$300K, cashflow \$65K. Also includes another related website under construction. Other assets include software, logos, intellectual property  Price reduced to \$50,000 plus Inventory about \$84,000. For a total of about \$134,000  Gary Baker 218-692-5685.</p>					
<b>Retail-Franchise</b>	8974	\$394,091	BC SC	No	\$300,000
<p>CONFIDENTIALITY AGREEMENT REQUIRED  Profitable printing consumable franchise with established retail and business based customers. All major printer brands supported for most model types. Trained staff of technicians. Strong base of repeat customers.</p>					
<b>Retail - Franchise</b>	9004	\$268,901	BC SC	No	\$200,000
<p>*CONFIDENTIALITY AGREEMENT REQUIRED*  Printing consumable franchise with established retail and business customers. All major printer brands supported for most model types. Trained staff. Strong base of repeat customers. Contact Steve Curley at 651-276-0104.</p>					
<b>Hobby &amp; Toy Goods</b>	9038	\$5,000,000	BJC	No	\$1,000,000
<p>Manufacturer of stuffed animals. Company has manufacturing factory in Cambodia. Products designed in U.S. and sold to gift stores and florists in North America. Products highly ranked by independent survey of gift retailers. Company has 10,000 active customers. Current sales at \$5 Million. Employs over 25 sales, design, and administrative staff. For information, contact Bob Cardinal at 952-831-3300.</p>					
<b>Retail Lp Gas</b>	8855	\$3,059,789	BC	Yes	\$2,100,000
<p>CONFIDENTIAL - SELLER TO APPROVE ALL CONTACTS WITH BUYERS IN THE INDUSTRY  Southern Minnesota LP Gas: retail, service &amp; 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 &amp; 18,000 gal tanks.  Site #3:- office building + 30,000 gal tank site. Contact Bob Conyers at 218-233-0430</p>					
<b>Retail-Kitchen Accessories</b>	8935	\$197,906	BC	No	\$140,000
<p>Retail Store in Northern Minnesota Lake Community. Multiple lines (some exclusive) of gourmet cook/dinner/glass wares, kitchen &amp; wine accessories and numerous gourmet food, coffee &amp; tea items. 2008 sale thru September are up 24% over same period last year. See agent about lease options. Contact Bob Conyers at 218-233-0430 for further information.  **Confidentiality Agreement required prior to release of information.</p>					
<b>Liquor Store</b>	9089	\$242,025	DJ	Yes	\$299,000
<p>Liquor Store in Southeastern Minnesota. Ideal for an owner operator, 2008 Rev 242K. Seller's net \$34,758 Net, priced at only \$299,000 + Inventory. Includes Real Estate (store, 2 bedroom apartment and 3 bedroom mobile home)  Call Duane Johnson or Matt Moon at 952-831-3300.</p>					

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<b>700 HOTELS AND OTHER LODGING PLACES</b>					
<b>Motel</b>	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.					
<b>Motel</b>	8811	\$383,790	DO	Yes	\$1,200,000
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.					
<b>Motel</b>	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.					
<b>Motel</b>	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					
<b>Motel</b>	8964	\$710,000	DO	Yes	\$2,100,000
A franchised 42 room motel plus spacious two bedroom living quarters located in southwestern Wisconsin. Several rooms have historic themes and 12 rooms are whirlpool suites. Enclosed pool and exercise area. Located in a popular tourist area plus corporate accounts. Contact Don Orke at 952-831-3300 for confidential information.					
<b>Hospitality</b>	8495	\$1,278,761	DO	No	\$2,600,000
A hospitality business that serves as a regional conference and event center with a 50 room motel, restaurant, bar, meeting rooms exercise room and jacuzzi. Located in the upper midwest. The facility has spacious backup areas (kitchen, office, storage). An established landmark with unique fixtures and local museum quality decor and artifacts. Seller will consider selling additional 40 unit motel across street. For confidential info, contact Don Orke 952-831-3300.					
<b>Motel</b>	8622	\$772,914	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.					
<b>Motel</b>	8998	\$482,070	DO	No	\$1,500,000
A 41 room AmericInn Lodge & Suites located in Southern Minnesota. Award winning development built in 2004. Ideal for owner operator. Contact Don Orke at 952-831-3300 for confidential information					

<u>Business</u>	<u>ID</u>	<u>Gross Sales</u>	<u>Agent (s)</u>	<u>RE Incl.</u>	<u>Price</u>
<b>Motel</b>	9006	\$140,000	DO	No	\$495,000
A 20 room independent motel located in a southeastern Minnesota community with national recognition for tourism. Attractive themed decor rooms plus an additional two bedroom apartment. Revenues are increasing after owner re-possessed property because of a defaulted contact for deed sale in 2006. Contact Don Orke at 952-831-3300					
<b>Motel</b>	9007	\$209,584	DO	No	\$599,000
A 30 unit franchised motel on future four lane hwy in north Central Minnesota with significant advanced bookings. Includes 1 bdrm apartment plus additional bldg with sauna, hot tub & fitness center that is a profit center. All rooms updated with carpet and furnishings since 2005. No punch list. Parking lot sealed in 2008 and new hwy sign with great visibility. Contact Don Orke for additional info at 952-831-3300.					
<b>Motel</b>	9022	\$138,061	DO	Yes	\$425,000
A 16 room motel plus three bedroom house with two baths and detached two stall garage. Located on approximately 4 acres at highway intersection in the bluff country of southeastern Minnesota. New roof, windows, siding, parking lot in past five years. Contact Don Orke at 952-831-3300 for additional revenue.					
<b>Motel</b>	9033	\$100,000	DO	Yes	\$295,000
A 17 unit motel plus one bedroom apartment and two car detached garage. Current owner has renovated and refurbished motel during past three years. Located near popular summer and winter fishing/tourist area of northwestern Wisconsin. Gross sales is an estimate based on increased revenue for first calendar year after renovations. Contact Don Orke at 952-831-3300.					
<b>Motel</b>	9053	\$916,895	DO	No	\$2,000,000
A 96 room franchised motel located in Northwestern North Dakota. Many renovations and updates in past five years. Significant number of repeat customers. Contact Don Orke for confidential information 952-831-3300.					
<b>Motel</b>	9059	\$562,757	DO	Yes	\$1,750,000
An 85 room franchised motel located in South Dakota and across the street from major arena/event center. Contact Don Orke at 952-831-3300.					
<b>Lodging</b>	9078	\$170,216	SG	No	\$350,000
Lodging & Vacation Rental + Property management in SE MN on the Wabasha Riverfront. Note: Home/Office/Spa can be acquired for \$195K in addition to Business-Live in quarters (Duplex). America's Lofts is a new concept in the lodging industry. Conceived in Wabasha, MN, the Lofts provide the vacationer with everything they need to stay a night, a weekend or a couple of weeks! Each has a living room, dining room and fully equipped kitchen as well as a bedroom(s) and bathroom(s). The one bedroom lofts are designed with a "Romantic Getaway" in mind. In addition to what's listed above, the one bedroom lofts each have a double whirlpool Jacuzzi and fireplace in the suite to add a romantic touch. It's like having your own designer apartment while on vacation. Contact Mike Palm, Stan Gibbs or Jeff Krieg at 952-831-3300 or see www.stangibbs.com.					
<b>Motel</b>	9080	\$274,124	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.					

<u>Business</u>	<u>ID</u>	<u>Gross Sales</u>	<u>Agent (s)</u>	<u>RE Incl.</u>	<u>Price</u>
<b>Motel</b>	9081	\$340,417	DO	No	\$650,000
A 24 room franchised motel and three bedroom manager's living quarters located in northern Minnesota on major highway. Recent interior remodeling. For confidential financial information, contact Don Orke at 952-831-3300.					
<b>Motel</b>	9083	\$500,000	SG	Yes	\$1,295,000
36 Room motel and one bedroom apartment Seller financing possible. Great opportunity to acquire a 40 year landmark, fully remodeled motel and restaurant/bar in Northern Minnesota. Significant improvements made to the rooms of over \$350,000 in the past year. Restaurant, bar and meeting room are also amenities that are part of the property. See Mike Palm, Stan Gibbs, or Jeff Krieg at 952-831-3300 or see www.stangibbs.com					
<b>Motel</b>	9087	\$98,886	SG MP	Yes	\$575,000
21 Rooms Allocation: Motel with 2 Bedroom living quarters \$355,000; Commercial Office \$120,000, (2) Lots \$100,000. For more information, call Mike Palm or Stan Gibbs at 952-831-3300 or see www.stangibbs.com					
<b>Motel</b>	9090	\$506,683	DO	No	\$1,500,000
A 59 room franchised motel with large living quarters and an attached 3 stall garage. New carpet and televisions. Attractive brick exterior with a large lawn with automatic sprinkler system. Dynamic business community. Contact Don Orke for confidential info 952-831-3300.					
<b>Motel</b>	9095	\$98,000	SLB	Yes	\$350,000
Superior, WI motel with 10 rooms and one bedroom apartment. Clean & sharp in busy tourism area. Motel is in great shape including new roof in 2007. Lots of new furniture in motel and plenty of land for expansion. For information, contact Steve Bragg at 218-663-7682.					
<b>Motel</b>	9096	\$340,000	SLB	Yes	\$995,000
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/C-Store With Gas</b>	9106	\$4,412,022	DJ	Yes	\$1,595,000
Franchise motel/C-Store with gas. 41 Units. Motel revenue \$250,000 per year. 85,000 Gallons per month. \$85,000 Inside sales per month. Seller's adjusted net income is \$305K+ Priced at only \$1,595,000 including real estate. Call Duane Johnson or Matt Moon at 952-831-3300 or see www.sonandmoonteam.com.					

## 720 PERSONAL SERVICES

<b>Tree Service/Snow Plowing</b>	8944	\$305,326	SG	No	\$165,000
Tree Service and Snow Plowing. Priced @ only \$165,000. The 2008 adjusted net income is @ more than \$170,000 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.					

<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>Printing</b>	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					
<b>Computer Networking</b>	9002		SC	No	\$135,000
North Central computer networking business. Builds desktop and server systems for small businesses and small government agencies. Perfect for IT person wanting to get out corporate world and run your own company. Call Steve Curley at 651-276-0104.					
<b>Contract Packaging</b>	9054	\$1,073,009	WK DO	No	\$2,300,000
Assembly and contract packaging plant including real estate. In business since 1993, this company utilizes state of the art packaging equipment and techniques including both flexible and thermoform packaging systems. Call Wally, Manoj, Andy or Don Orke at 952-831-3300 or see www.BizDealer.net for information.					

### **750 AUTO REPAIR, SERVICES, AND GARAGES**

<b>Retail/Service</b>	8986	\$1,752,405	DO	Yes	\$995,000
Pickup truck and automotive accessories, tires and custom wheels. Diesel performance products, hitches, suspension products, toppers, spray on bedliner, and basic automotive repairs, trailer sales, accessories and service. Located in northern Iowa. Contact Don Orke for confidential information at 952-831-3300.					
<b>Small Engine Repair</b>	9062	\$190,000	GB	Yes	\$450,000
UPNORTH small engine sales and service business. Needs an own/operator. Includes a house plus four buildings on 5 acres. There are two storage buildings, a showroom and a service center. Authorized sales and/or service business for almost all major small engine brands. Includes about \$45,000 in inventory. For more information, please contact Gary Baker 218-692-5685.					

### **760 MISCELLANEOUS REPAIR SERVICES**

<b>Power Sports Shop</b>	8910	\$1,350,000	SLB	No	\$1,400,000
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.					

<u>Business</u>	<u>ID</u>	<u>Gross Sales</u>	<u>Agent (s)</u>	<u>RE Incl.</u>	<u>Price</u>
<b>780 MOTION PICTURES</b>					
<b>Theater, Video, Travel, Pizza</b>	8383	\$200,000	SLB	No	\$105,000
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.					
<b>800 HEALTH SERVICES</b>					
<b>Out Patient Treatment Ctr</b>	8566	\$150,000	BJC	Yes	\$600,000
Outpatient treatment for adolescent 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.					
<b>810 LEGAL SERVICES</b>					
<b>Law Practice</b>	9034	\$223,000	SG	No	\$140,000
Law practice in central MN lakes area. A general practice with about 1/2 coming from estate planning. The rest in real estate, litigation and business with some family law. Real estate available for \$275,000. For more information, contact Stan Gibbs or Jeff Krieg at 952-831-3300 or see <a href="http://www.stangibbs.com">www.stangibbs.com</a>					
<b>890 SERVICES, NOT ELSEWHERE CLASSIFIED</b>					
<b>Rental Equipment</b>	9011	\$150,000	BJC	No	\$650,000
Option on property-up to 2 acres. U-Haul dealership. Propane cage. For more information contact Bob Cardinal at 952-831-3300.					
<b>Closet, Storage, Office System</b>	9082	\$503,563	WK	No	\$250,000
Company specializing in interior space planning for closets, garages, offices and more. 21 Years in business. Well known throughout the Twin Cities. 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.					

<u>Business</u>	<u>ID</u>	<u>Gross Sales</u>	<u>Agent (s)</u>	<u>RE Incl.</u>	<u>Price</u>
<b>1000 BUILDINGS-COMMERCIAL/INDUSTRIAL SALES/LEASING</b>					
<b>Golf Course</b>	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					
<b>Real Estate</b>	8929		DO	Yes	\$275,000
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.					
<b>Commercial Building</b>	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.					
<b>Real Estate</b>	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.					
<b>Commercial Building</b>	9109		SLB	Yes	\$249,000
20,000 Square Foot commercial buidling in downtown Two Harbors, MN, with upgraded electrical, plumbing, insulation and new sloped metal roof since 2004. Space available for retail or manufacturing. Two loading docks (1 straight truck, 1 pick-up) plus a 7' x 10' garage door with parking on 3 sides. Contact Steve Bragg at 218-663-7682.					

## **1110 LANDS-RECREATIONAL**

<b>Development Property</b>	8749		SLB	Yes	\$299,000
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.					
<b>Commercial Property</b>	7772		SLB	Yes	\$690,000
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.					

<u>Business</u>	<u>ID</u>	<u>Gross Sales</u>	<u>Agent (s)</u>	<u>RE Incl.</u>	<u>Price</u>
<b>1210 RESORTS</b>					
<b>Resort</b>	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.					
<b>5941</b>					
<b>Sporting Goods &amp; C-Store</b>	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.					
<b>7336</b>					
<b>Industrial Labels</b>	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.					