



North Shore Retail

543 Scenic Drive • Two Harbors, MN 55616

Offered at \$296,900



North Shore Retail Opportunity

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Licensed in MN and Wisconsin



Just past Knife River on the Scenic Highway along Lake Superior is where you will find this charming Retail Building.

Currently being operated as the Mocha Moose Coffee Shop with an Air B&B Rental above this site would be perfect for many uses. A turn-key coffee shop or bring your own dream to the Shores of Lake Superior.

Business was good this year and the owner/operators continue to make many improvement's to this property! This unique piece of property is ready for new entrepreneurs to bring it to the next level!

Well cared for, well loved and ready to inspire new owners!



Limited only by your Imagination...

- 1.22 Acres
- #25-5211-21250—Lake County
 - Main Floor Retail 2,000 SF
- 900 SF 2 BR/1 BA Rental Unit up
 - Nice side deck
- New outside patio furniture 2020
- Shed & Shipping container for storage
 - Year Built 1950 & 1970
 - New LP Furnace & AC 2020
- New On Demand LP HW Heater 2020
 - New LP Fireplace 2020
 - New Mound System 2017
- Remodel on rental unit 2013-2018
 - Exterior paint 2018
- Coffee shop improvements:
 - Sandwich Bar/Refrigerator 2020
 - Bakery case 2019
 - Stage Area 2019
- Reverse osmosis water system for espresso 2018
 - Espresso machine 2018
 - Washer & Dryer 2016
 - 2019 Taxes \$2,522.86



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