

F FOR SALE OR LEASE



Follmer
COMMERCIAL REAL ESTATE

812 7th Avenue ▪ Two Harbors, MN
Turn-Key Restaurant Opportunity
\$749,000 or \$5,000/Month NNN

Greg Follmer ▪ Broker MN WI ▪ 218.310.0013 ▪ GregFollmer@gmail.com

230 East Superior Street ▪ Duluth, Minnesota 55802 ▪ Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed

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Turn Key opportunity in Two Harbors. Currently operating as the well-loved "Vanilla Bean" this is the prime opportunity you have been waiting for!! Purchase or Lease option available. Just in time for the busy Summer / Fall season!

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- 23-7661-33020/23-7661-33010
- \$9,654.58 2022 Taxes
- Restaurant— 2670 SF + 805 SF of patio/outdoor seating
- 1,404 SF Retail building adjacent (leased).
- Ample Parking
- High Visibility Location on the main throughfare in Two Harbors



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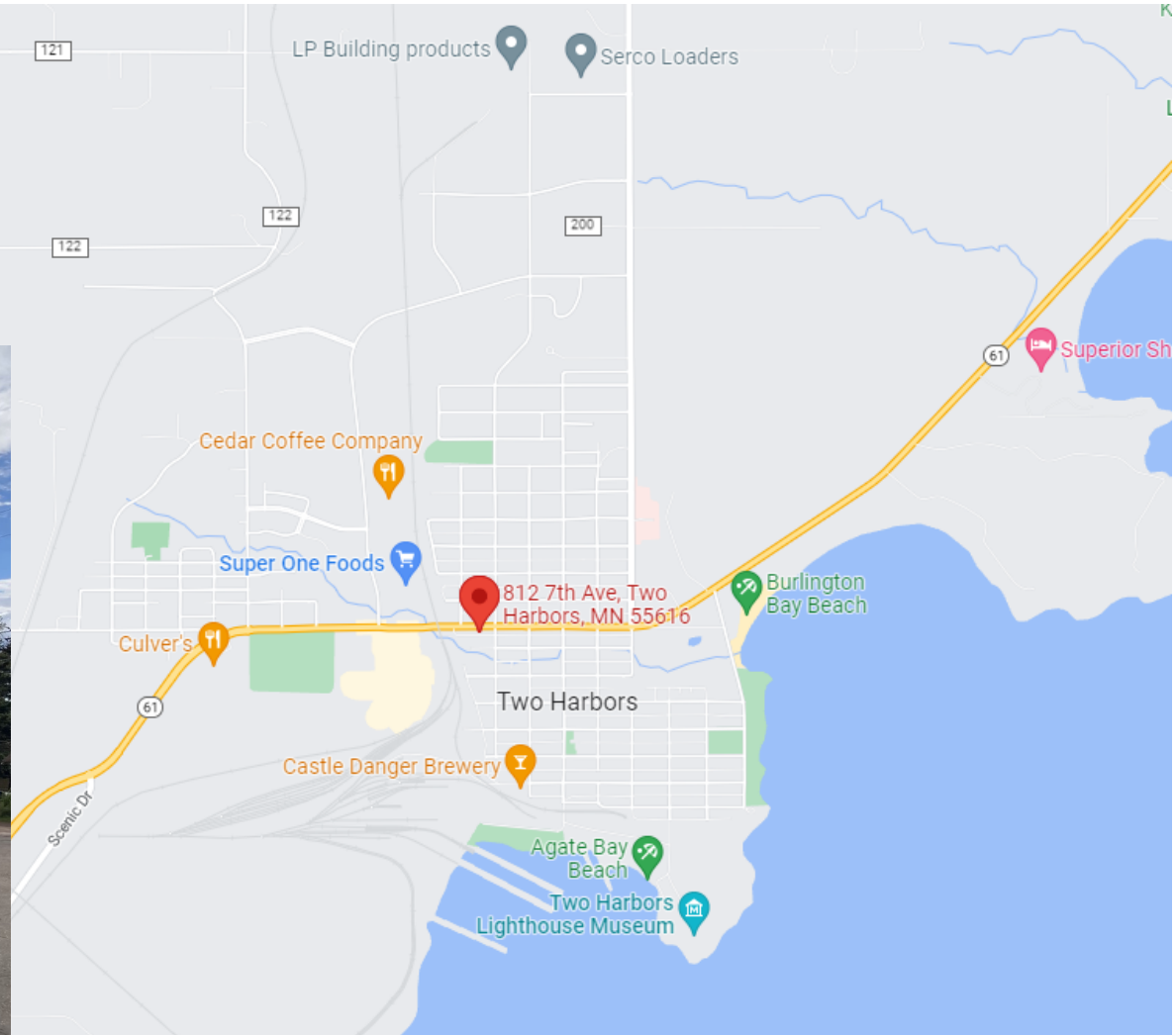


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