## **Property Details**

CONTROL: Owner VALUE: \$2,000,000

LOAN: \$0

EQUITY: \$2,000,000

TITLE: Sugar Daddy's Gentleman's Club

TYPE: Business Opportunity

Long standing established all cash high volume business. Collaborative use

HAVE: could be private parties or a nightclub. Includes an extra acre of land. This

is situated on Hwy. #10 a busy four lane corridor. Extra heavy traffic flows

during vacation season.

ADDRESS: 500 66th St. NW, Sauk Rapids, Minnesota

BENEFITS TO NEW It's hard to get a license for totally nude dancers anymore. Extra acre of

OWNER: land to rent or sell.

GROSS SCHEDULED INCOME: \$0 Projected

VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$30,000
NOI: \$-30,000
DEBT SERVICE: \$0

CASH FLOW: \$-30,000 CAP RATE: \$-30,000



BENEFITS SOUGHT: Cash, Retail locations in La Crosse, Des Moines, Sioux Falls Possible

property in the Destin FL. area.

MOTIVATION: Third generation family business operators are transitioning into retail

ventures.

CAN ADD: Cash

Iconic all Nude Strip Club. Includes business, building, land, FF&E.

REMARKS: Profitable for over 25 years. No liquor 18 plus. Light food (pizza). Staff

stays. Strong repeat clientele, recognized regional presence. Zoning allows

continued adult entertainment use.

OWNER: Malcolm Inc.

COUNSELOR: Kevin Goettl Phone: 6515004720

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Apple Valley, , 55124