

Property Details

CONTROL:	Owner	VALUE: \$2,000,000 LOAN: \$0 EQUITY: \$2,000,000
TITLE:	Sugar Daddy's Gentleman's Club	
TYPE:	Business Opportunity	
HAVE:	Long standing established all cash high volume business. Collaborative use 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 OWNER:	It's hard to get a license for totally nude dancers anymore. Extra acre of 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:	0.00%	



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

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