


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.

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