



# RETAIL/RESTAURANT OPPORTUNITY

221 4th Street (Hwy 210), Ironton, MN 56455

**C|C** CLOSE CONVERSE  
Commercial Real Estate | Business Brokerage

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | [www.closeconverse.com](http://www.closeconverse.com)

221 4th Street, Ironton, MN 56455

# Table of Contents

## Page

3-4	Features
5	Equipment
6	Floor Plan
7-10	Photos
11	Aerial Photos
12	Section Aerial
13	Section Map
14	Zoning Map
15	Traffic Counts
16	Location Map
17-18	Demographics
19	Thank You
20	Agency Disclosure
21	Contact

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# Features

## Retail/Restaurant Opportunity.

Position your business for success with this versatile retail or restaurant opportunity located on a high-visibility corner along Hwy 210 in Ironton. Currently home to a popular donut shop, this property is well-suited for a wide range of concepts including quick-service or fast-casual dining, café or bakery, specialty food, or other retail and service uses. The site features a large drive-thru canopy and service window—an increasingly valuable amenity for both food and retail operators looking to capture steady traffic from commuters and local customers. The property is offered with furniture, fixtures, and equipment in place, providing a strong foundation for a streamlined start-up or rebrand. Inside, the building offers an open retail/service area, a spacious commercial kitchen, dedicated storage rooms, multiple offices, and three restrooms—allowing flexibility to adapt the space to your specific business model. An unfinished 1,560-square-foot basement provides substantial additional storage or support space. With excellent visibility, strong traffic counts, and adaptable layout, this is a rare opportunity to establish your business in a prime Hwy 210 location. Bring your concept and open quickly in a proven commercial corridor.



<b>Address:</b>	221 4th Street (Hwy 210), Ironton, MN 56455
<b>Directions:</b>	Property is located at the NW corner of 4th Street (Hwy 210) and Viola Ave
<b>Lot Size:</b>	0.41 Acres (18,000 sq. ft.)
<b>Lot Dimensions:</b>	130' x 100' + 50' x 100'
<b>Note:</b>	Former platted alley partially bisects the property. The subject parcel has parking lot improvements on this land which the City has allowed for many years.
<b>Building Size:</b>	4,446 sq. ft. Total
<b>Main Level:</b>	2,886 sq. ft.
<b>Lower Level:</b>	1,560 sq. ft. Unfinished Basement
<b>Drive-Thru Canopy:</b>	728 sq. ft.
<b>Purchase Price:</b>	\$479,000 (Price Includes all Furniture, Fixtures & Equipment, Except those Excluded by Seller - See Page 5)

*Continued on next page.*

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# Features

<b>2026 Real Estate Taxes:</b>	\$7,470
<b>Water &amp; Sewer:</b>	City
<b>Heating:</b>	Natural Gas Forced Air
<b>Cooling:</b>	Central Air - 2 Electric Rooftop Units
<b>Electric:</b>	600 Amp, Three Phase
<b>Lighting:</b>	Fluorescent
<b>Year Built:</b>	1994
<b>Construction:</b>	Wood Frame
<b>Foundation:</b>	Concrete Block
<b>Roof:</b>	Flat
<b>Exterior:</b>	Brick
<b>Ceiling Height:</b>	9'
<b>Bathrooms:</b>	3
<b>Parking:</b>	20 Paved Parking Stalls plus On-Street Parking
<b>Frontage:</b>	180' on 4th Street (Hwy 210) and 100' on Viola Ave
<b>Zoning:</b>	General Business
<b>PID#:</b>	25110813 thru 25110819
<b>Legal Description:</b>	Lots 17 thru 23, Block 14, Amended Plat - 1st Addition to Ironton
<b>Neighboring Businesses:</b>	Care Vet Clinic, USPS, Main Street Hair Design, Station 13, Town Tavern, American Legion, High Wheel Confectionery, French's Automotive, Aide Home Health Care, Family Dentistry, Heartland Dance, Cykel Bikes, Taconite Canteen, Hudson Smokehouse, plus numerous others.

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# Equipment

## EQUIPMENT

Baker's Aid Rotating Oven  
Globe 20 Quart Mixer (3 Paddles & 2 Mixing Bowls)  
Hobart Proofer  
Lockwood Proofer  
Belshaw Adamatic Donut Robot  
Belshaw Fryer (5 Plungers & 2 Bowls)  
Hobart 80 Quart Mixer (2 Paddles)  
Somerset Sheeter  
Ice Machine  
Glazing Table  
3-Compartment Sink  
5 Rolling Bins  
3 Enclosed Metal Cabinets  
Metal Rolling Rack  
Fry Tree Rack  
5 Metal Tables  
2 Butcher Block Tables  
Display Case  
3 Metal Shelving/Storage  
Freezer  
Stackable Washer/Dryer  
3 Rolling Tray Carts  
Fry Screens  
Glazing Racks  
Metal Trays  
30 Quart Univex Mixer  
Commercial Hood (12' x 60")  
Edhard Filling Machine

8 Hoppers  
Stainless counter Cupboard  
4 Hand Sinks  
Prep Sink  
Large Enclosed Display on Wheels  
Bagel Slicer  
Bunn Coffee Machine  
Bunn Ice Tea Machine  
Pan Metal Rack  
Large Metal Shelf  
Spot On POS System (1 Year Old)  
Telephones

## EXCLUDED ITEMS

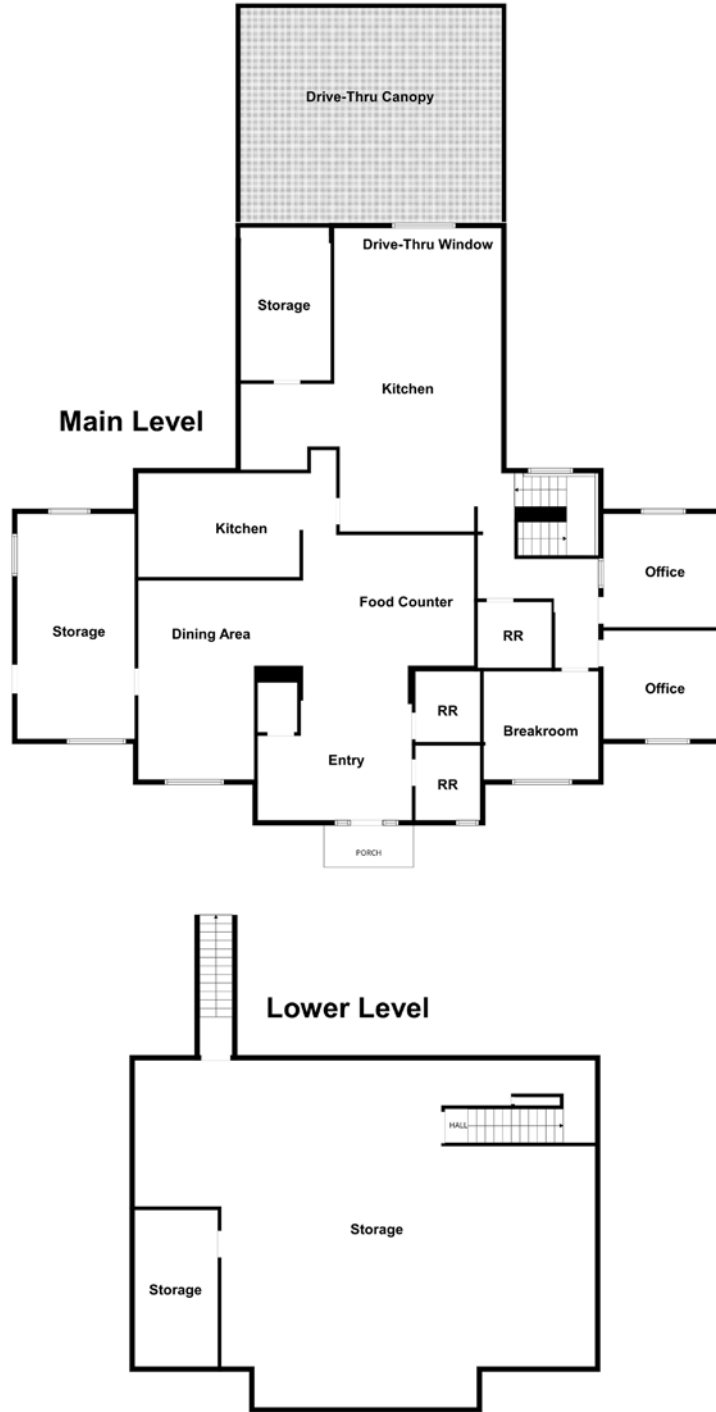
Motorcycles  
Gas Pumps  
Decor on Walls

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# Floor Plan



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# Photos



Subject Property



Subject Property



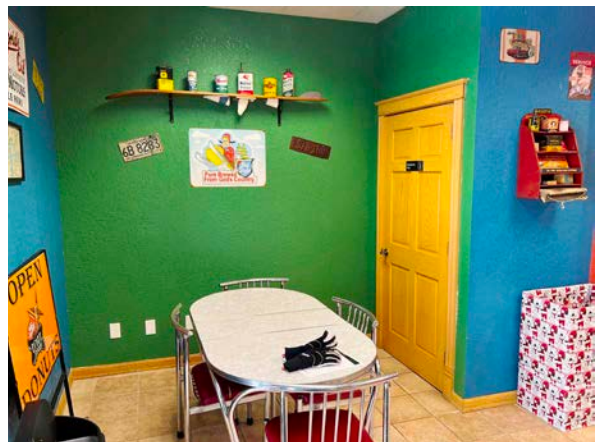
Drive-Thru Canopy & Window



Drive-Thru Canopy & Window



Main Level - Entry



Main Level - Entry

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# Photos



Main Level - Entry



Main Level - Restrooms



Main Level - Food Counter



Main Level - Dining Area



Main Level - Storage



Main Level - Kitchen

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Main Level - Kitchen



Main Level - Kitchen



Main Level - Kitchen



Main Level - Kitchen Storage



Main Level - Office



Main Level - Office

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Main Level - Breakroom



Main Level - Restroom



Lower Level



Lower Level

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# Aerial Photo



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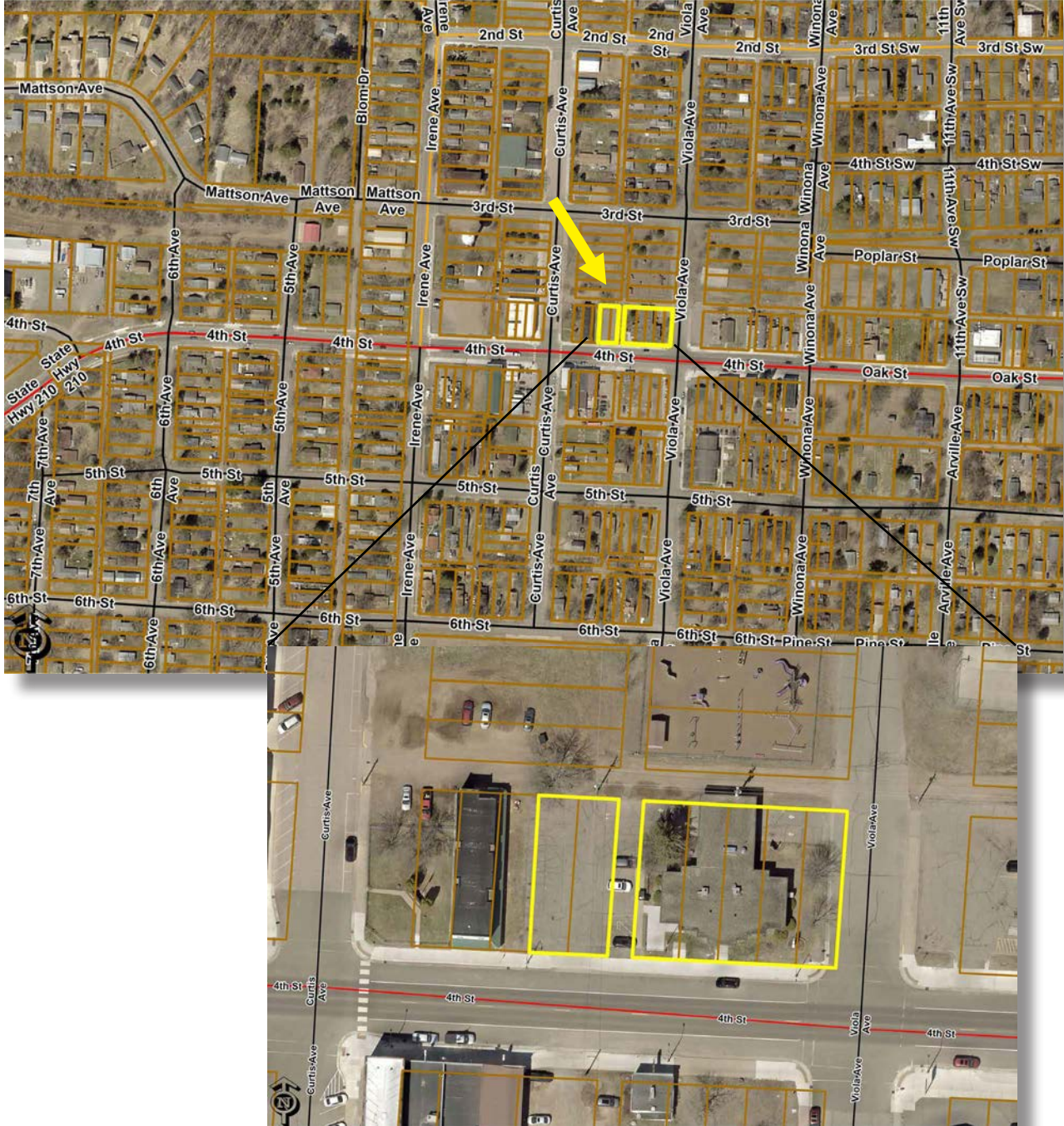
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# Section Aerial

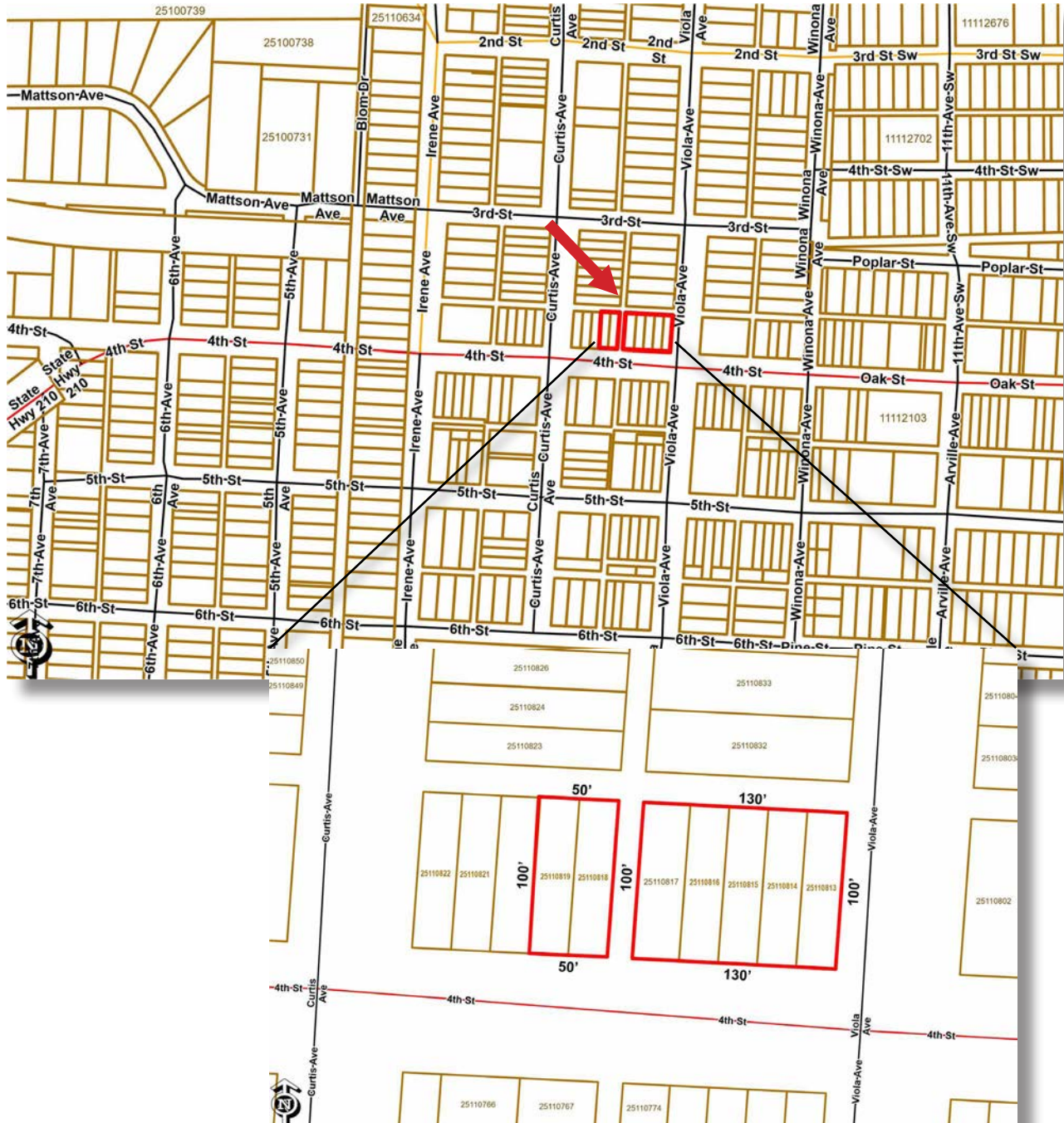


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# Section Map



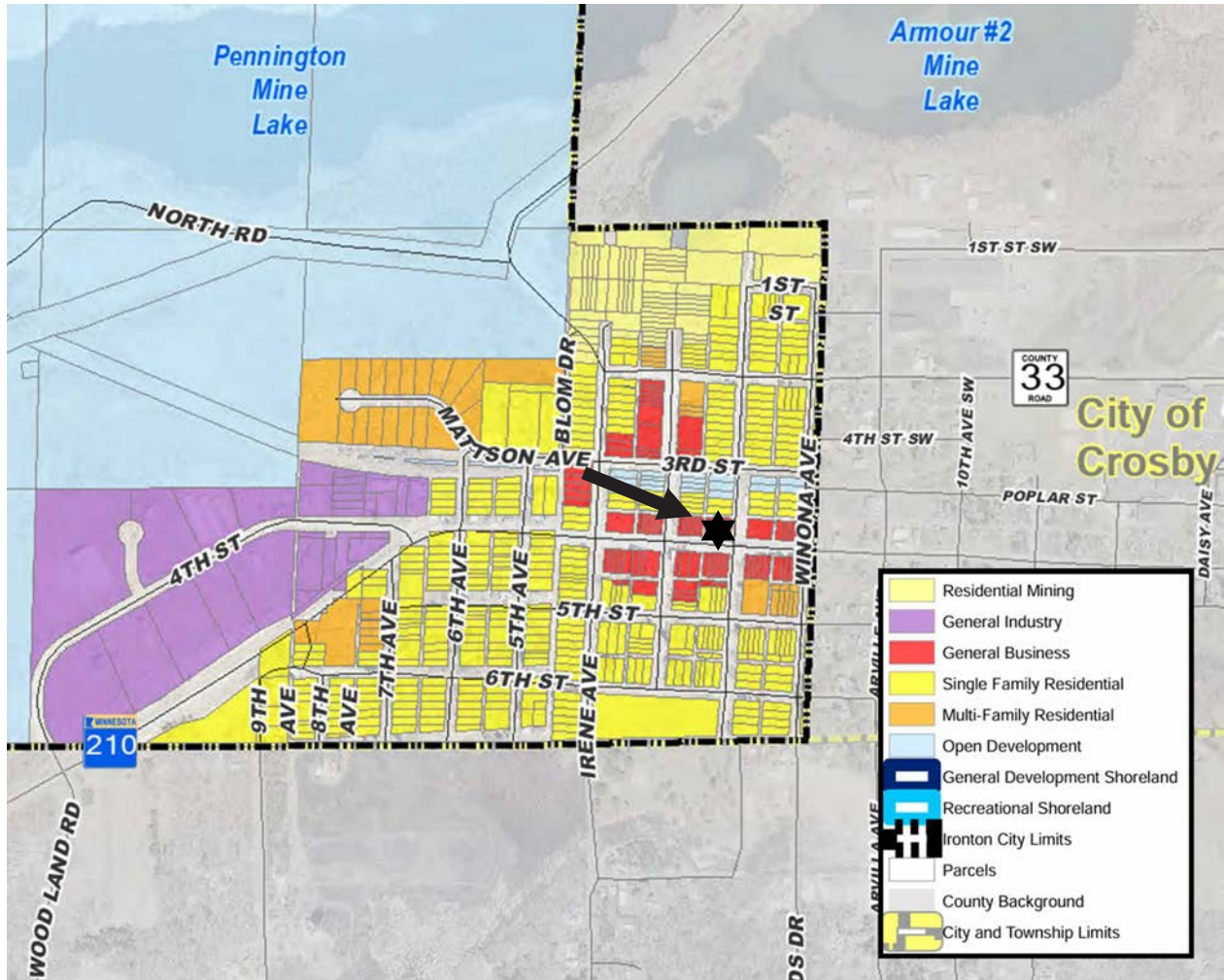
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# Zoning Map

## General Business



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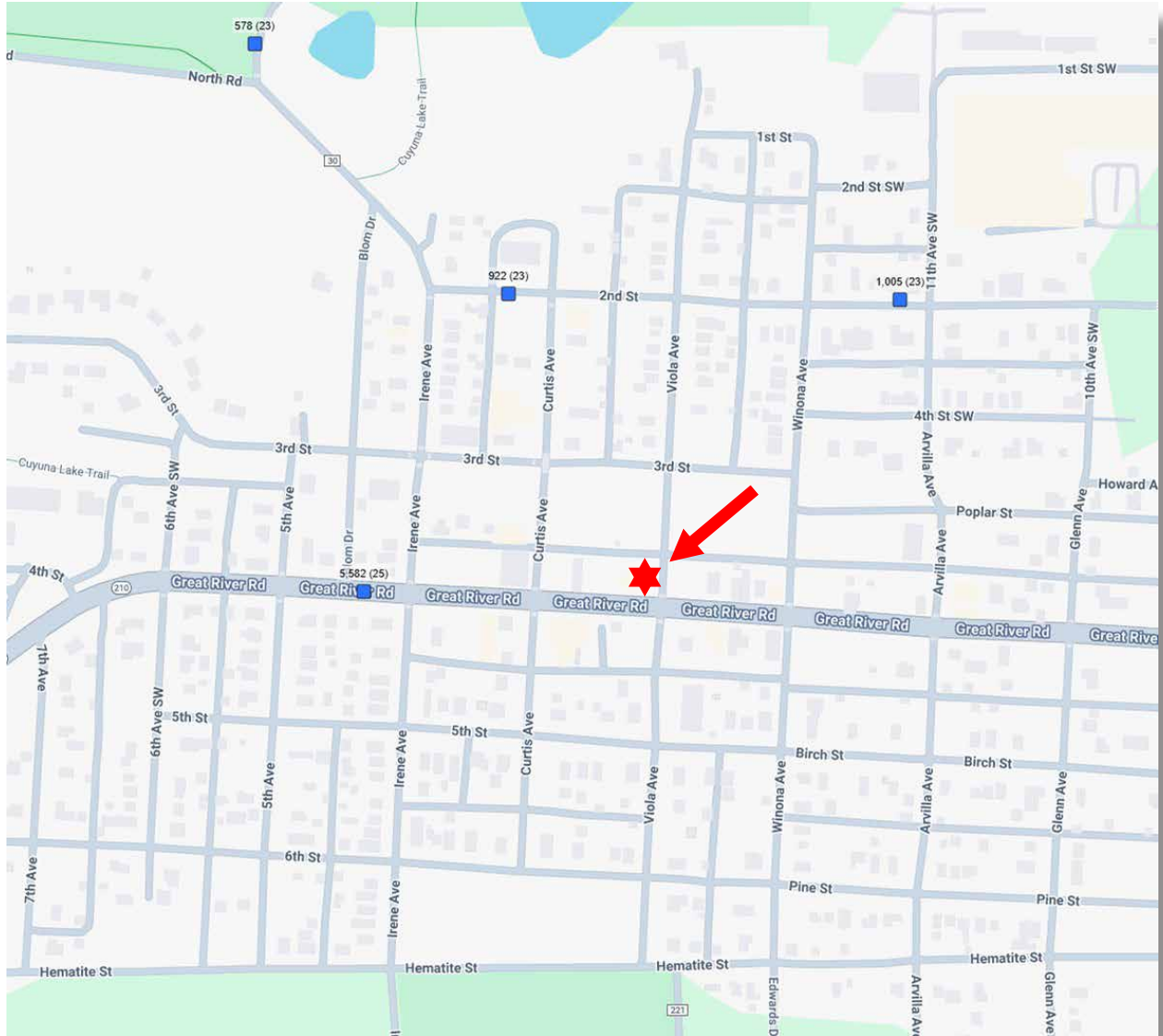
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Counts from MNDOT

# Traffic Counts

Traffic Counts: 5,582 (2025) on 4th Street (Hwy 210)



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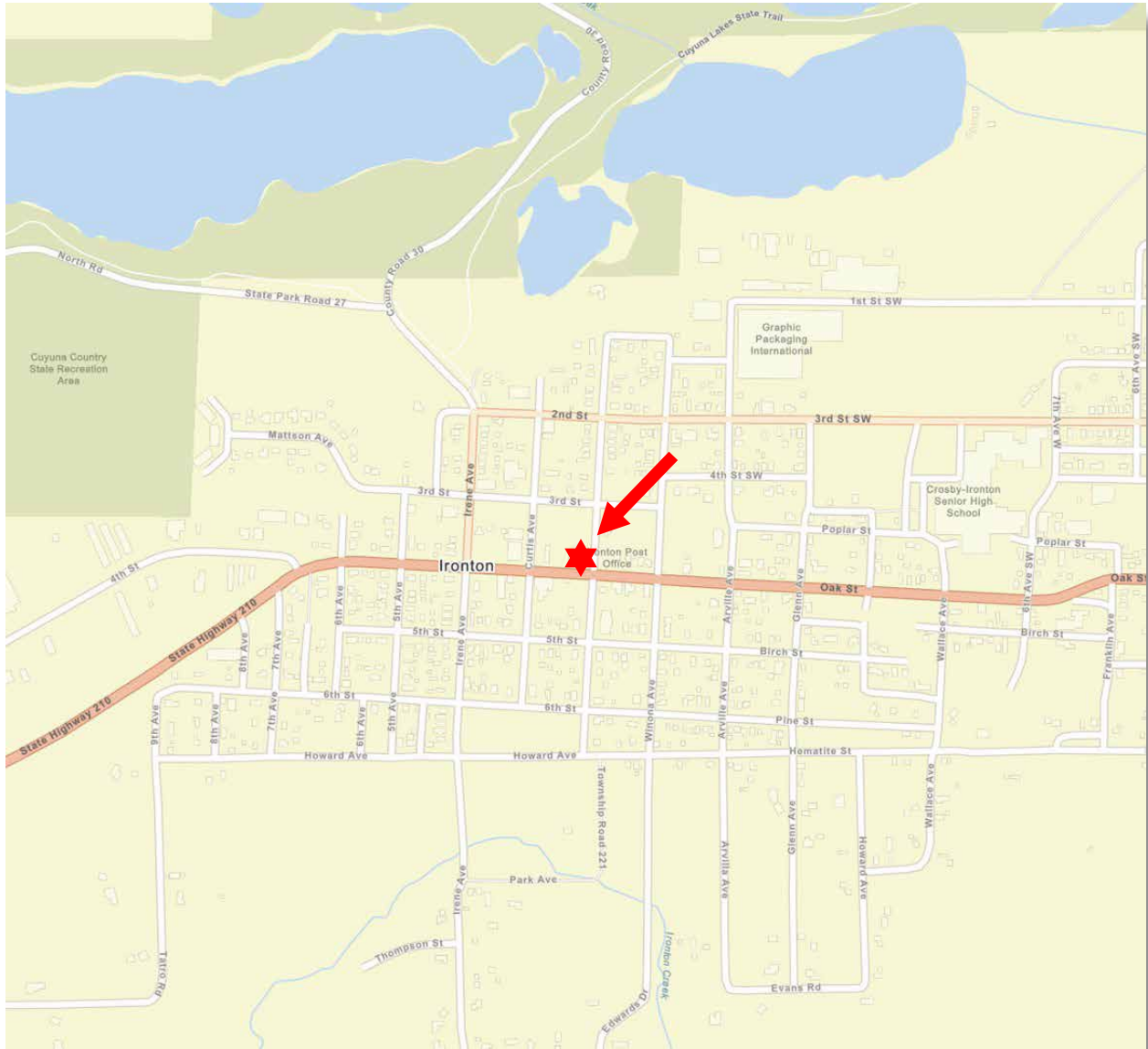


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# Location Map



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**Trade Area 2025 Population (Includes the following counties):**

Crow Wing County	69,034
Cass County	31,987
Total Trade Area Population	101,021

**2025 Population:**

Brainerd	32,366
Baxter	9,120
Crosby	3,813
Ironton	1,663

**Estimated Summer Population:**

Brainerd/Baxter	200,000+
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**Projected Population Growth Change 2025-2030:**

Crow Wing County	0.49%
Crosby	0.19%
Ironton	0.22%

**Households in 2025:**

Crow Wing County	29,595
Crosby	1,739
Ironton	705

**2025 Median Household Income:**

Crow Wing County	\$79,236
Crosby	\$61,853
Ironton	\$78,696

**Leading Employers in Crow Wing County in 2025:**

- Essentia Health
- Cuyuna Regional Medical Center
- Brainerd School District
- Grandview Lodge
- Breezy Point Resort
- Ascensus
- Clow Stamping
- Crow Wing County
- Madden’s Resort
- Cragun’s Resort
- Walmart
- Ruttgers Bay Lake Resort
- Super One (3 Stores)
- Central lakes College
- Anderson Brothers Construction
- Pequot Lakes School District
- Mills Automotive
- Bang Printing
- City of Brainerd
- Costco
- Bethany Good Samaritan

**Leading Employers Cont.:**

- Woodland Good Samaritan
- Crosby Ironton School District
- Minnesota Care
- Landis + Gyr
- Northstar Plating
- Nortech Systems
- Lindar
- Avantech
- Reichert Bus
- Lexington
- Growth Zone
- CTC
- Stern Companies
- MNDOT
- MNDNR
- TDS
- Graphic Packaging
- Crow Wing Power

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# History of Crosby



Crosby was the focal point for the natural iron ore mining of the Cuyuna Range in central Minnesota. Crosby and adjacent Ironton served as the community support of the nearby mines. Crosby is located on the north and west shores of Serpent Lake. Mining ended in the early 1980's when natural ore was depleted in the area. Today, Crosby serves as an area health care provider and also



supports tourism associated with surrounding lakes and recreational lands. Crosby is 15 miles northeast of Brainerd and 100 miles west of Duluth.



The City of Crosby has made a name for itself as an antique hub, "The antique capital of Minnesota," according to a 1998 proclamation by former Governor Arne Carlson. It began in the 1980's when Crosby's Main Street was littered with empty storefronts. A local resident purchased two buildings and opened up an antique shop. Soon more and more antique dealers opened up, and now antique stores fill the streets of this beautiful small town.

The Soo Line Depot was built in 1910. It was part of a 1908 - 1910 project to build a rail line from Superior, Wisconsin to Thief River Falls, Minnesota with a branch (Crosby) to the Cuyuna Iron Range. It is now the home of the Soo Line Depot Museum which is filled with artifacts, photos and documents telling the stories of everyday life and historical events on the Cuyuna Iron Range.



The serpent was purchased by the Crosby Chamber of Commerce, currently the Cuyuna Lakes Chamber of Crosby. The city of Crosby, while surrounded by lakes, burrows itself on the shores of Serpent Lake. There are rumors that these waters are inhabited by a mythical sea serpent, but a more likely explanation is the shape of the lake led to its namesake.

Crosby an official BRONZE level "Bike Friendly City". A Bicycle Friendly Community, Business, or University welcomes bicyclists by providing safe accommodations for bicycling and encouraging people to bike for transportation and recreation. A bicycle-friendly place makes bicycling safe, comfortable, and convenient for people of all ages and abilities.



The Cuyuna Lakes Trail is a paved trail project underway to connect the communities of Aitkin, Cuyuna Lakes and Brainerd. Locally, the Cuyuna Lakes Trail extends from Deerwood to Riverton. This is an exceptionally scenic route through the Cuyuna Country State Recreation Area where it offers beautiful views of crystal clear lakes and connects to the world class mountain bike trails. There are also paved segments of the Cuyuna Lakes Trail in Aitkin and Brainerd. In Brainerd the trail joins the Paul Bunyan Trail.



The Cuyuna Lakes Trail also offers a route for the Mississippi River Trail. The MRT is the nationally designated bikeway that will follow off-road trails and roadways from Lake Itasca to New Orleans.

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Thank You

### **Thank you for considering this Close - Converse opportunity**

Close - Converse is pleased to present this real estate opportunity for your review. It is our intention to provide you with the breadth of information and data that will allow you to make an informed decision.

### **We are here to help**

Please review this package and contact us with any questions you may have. We are prepared to discuss how this property meets your needs and desires. Facts, figures and background information will aid in your decision. Should you need specialized counsel in the areas of taxation, law, finance, or other areas of professional expertise, we will be happy to work with your advisor or, we can recommend competent professionals.

### **How to acquire this opportunity**

When you have made a decision to move forward, we can help structure a proposal that covers all the complexities of a commercial real estate transaction. As seller's representatives, we know the seller's specific needs and can tailor a proposal that expresses your desires, provides appropriate contingencies for due diligence and results in a win-win transaction for all parties.

### **Agency and you**

Generally, we are retained by sellers or landlords to represent them in the packaging and marketing of their commercial, investment or development real estate. You are encouraged to review the Minnesota disclosure form "Agency Relationships in Real Estate Transactions" which is enclosed at the end of this package. If you have questions about agency and how it relates to your search for the right property, please ask us. We will answer all your questions and review the alternatives.

Should you wish to pursue this opportunity, please acknowledge your review of "Agency Relationships" by signing, dating and returning it to us.

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# Agency Disclosure

## AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

1. Page 1

2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with consumers what type of agency representation or relationship they desire.<sup>(1)</sup> The available options are listed below.

3. This is **not a contract. This is an agency disclosure form only. If you desire representation you must enter into a written contract, according to state law** (a listing contract or a buyer/tenant representation contract). Until such time as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see paragraph IV on page two (2)), unless the broker or salesperson is representing another party, as described below.

9. **ACKNOWLEDGMENT: I/We acknowledge that I/we have been presented with the below-described options. I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the broker/salesperson. I/We understand that written consent is required for a dual agency relationship.**

12. **THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.**

13. \_\_\_\_\_  
 (Signature) (Date) (Signature) (Date)

14. **I. Seller's/Landlord's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker, represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to the Seller/Landlord the fiduciary duties described on page two (2).<sup>(2)</sup> The broker must also disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the Seller/Landlord, they must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any information disclosed to them, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel from the broker or salesperson.

25. **II. Buyer's/Tenant's Broker:** A Buyer/Tenant may enter into an agreement for the broker or salesperson to represent and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord, even if they are being paid in whole or in part by the Seller/Landlord. A Buyer's/Tenant's broker owes to the Buyer/Tenant the fiduciary duties described on page two (2).<sup>(2)</sup> The broker must disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, they must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to them, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or salesperson.

35. **III. Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This role limits the level of representation the broker and salesperson can provide, and prohibits them from acting exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose specific information about them. Other information will be shared. Dual agents may not advocate for one party to the detriment of the other.<sup>(2)</sup>

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary duties described below.<sup>(2)</sup> Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)

49. **IV. Facilitator:** A broker or salesperson who performs services for a Buyer/Tenant, a Seller/Landlord or both but does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of confidentiality to the party but owes no other duty to the party except those duties required by law or contained in a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's Broker (see paragraph II on page one (1)).

61. <sup>(1)</sup> This disclosure is required by law in any transaction involving property occupied or intended to be occupied by one to four families as their residence.

63. <sup>(2)</sup> The fiduciary duties mentioned above are listed below and have the following meanings:  
 64. **Loyalty** - broker/salesperson will act only in client(s)' best interest.  
 65. **Obedience** - broker/salesperson will carry out all client(s)' lawful instructions.  
 66. **Disclosure** - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge which might reasonably affect the client(s)' use and enjoyment of the property.  
 68. **Confidentiality** - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific information (such as disclosure of material facts to Buyers).  
 70. **Reasonable Care** - broker/salesperson will use reasonable care in performing duties as an agent.  
 71. **Accounting** - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

72. <sup>(3)</sup> If Seller(s)/Landlord(s) elect(s) not to agree to a dual agency relationship, Seller(s)/Landlord(s) may give up the opportunity to sell/lease the property to Buyer(s)/Tenant(s) represented by the broker/salesperson. If Buyer(s)/Tenant(s) elect(s) not to agree to a dual agency relationship, Buyer(s)/Tenant(s) may give up the opportunity to purchase/lease properties listed by the broker.

76. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender registry and persons registered with the predatory offender registry under MN Statute 243.166 may be obtained by contacting the local law enforcement offices in the community where the property is located, or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at <https://coms.doc.state.mn.us/publicreglstrantsearch>

MNAGCYDISC-2 (8/25)

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# Contact

## Office Location

521 Charles Street  
Suite 201  
Brainerd, MN 56401

## Mailing Address

PO Box 327  
Brainerd, MN 56401

## Phone

218-828-3334

## Fax

218-828-4330

## Website

[www.CloseConverse.com](http://www.CloseConverse.com)

## Agents

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[chris@closeconverse.com](mailto:chris@closeconverse.com)

Nate Grotzke, CCIM

C: 218-838-1000

[nate@closeconverse.com](mailto:nate@closeconverse.com)

Tim Miller, CCIM

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[tim@closeconverse.com](mailto:tim@closeconverse.com)

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