



RESTAURANT FOR SALE

15115 Edgewood Drive, Baxter, MN 56425



CLOSE CONVERSE

Commercial Real Estate | Business Brokerage

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com

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Features

Restaurant Opportunity.

After years of serving the community, a beloved local catering business is relocating, opening the door to a rare opportunity for an entrepreneur to make their mark in the vibrant restaurant scene.

Nestled along the bustling Hwy 371 corridor in Baxter, the former Prairie Bay building is ready to welcome a new chapter. This pristine restaurant offers endless potential with multiple stylish dining areas, a charming bar with additional seating, and a spacious, fully-equipped commercial kitchen featuring a pizza oven. Whether you're looking to create a cozy dining experience or a dynamic culinary hub, this location is primed for success.



Note:	Business Relocating
Location:	15115 Edgewood Drive, Baxter, MN 56425
Directions:	From the Baxter Hwy 210/371 intersection - North on Hwy 371 - West on Wolda Road - North on Edgewood Drive - Left at the North end of the Starbucks Retail Center - Straight back to property
Lot Size:	1.77 Acres (77,153 sq. ft.)
Lot Dimensions:	286.55' x 110' x 166.59' x 263.55' x 275'
Building Size:	6,802 sq. ft.
PRICE REDUCED:	\$1,700,000 \$1,350,000
2026 Real Estate Taxes:	\$28,170
Water & Sewer:	City
Heating:	Natural Gas Forced Air

Continued on next page.

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Features

Cooling:	Central Air - Electric Roof-Top Units
Electric:	800 Amp, Three Phase
Lighting:	Fluorescent
Year Built:	2003
Construction:	Wood Frame
Foundation:	Concrete Block
Roof:	Steel
Exterior:	Cultured Stone & Steel Siding
Ceiling Height:	9'
Bathrooms:	2 Restroom Facilities
Floor Drains:	Yes
Sprinkled:	Yes
Parking:	84 Paved Parking Spaces
Zoning:	C2 - Regional Commercial
PID#:	40310533
Legal Description:	Lot 1 Block 1, Rapid River Second Addition, Subject to and Together with an Easement of Record
Neighboring Businesses:	Businesses in the area include Starbucks, Subway, Verizon, Sorted Boutiques, Rio Acai, Smokey's Tobacco, Arby's, The Grizzly's Center (Grizzly's, Caribou, Nautical Bowls, Cold Stone Creamery, MeraMi Looks, Breitenfeldt Group, Cosmo Prof Beauty Supply, Refined Lending, Sugar Goddess, Dermatology Professionals, Pure X-Hale, Head Therapy Spa, V Spa & Nails and T-Mobile) Slumberland, Comfort Suites, Country Inn & Suites, Menards, Applebee's, Culver's, Target, Michaels, Aldi, China Garden, Kwik Trip, plus several others.

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Equipment List

FRONT LINE

Double Oven
Alto Sham Vector
Flat Top
Char Broiler
2 Burners
Fryers

BACK LINE

Hobart Mixer
Pizza Roller
Vulcan Tilt Skillet
Reach-In Cooler
Reach-In Freezer
Jet Burner
Walk-In Cooler

BAR

Walk-In Cooler
Reach-In Cooler
TV

ENTRYWAY

Slide Door Cooler
TV

OUTSIDE

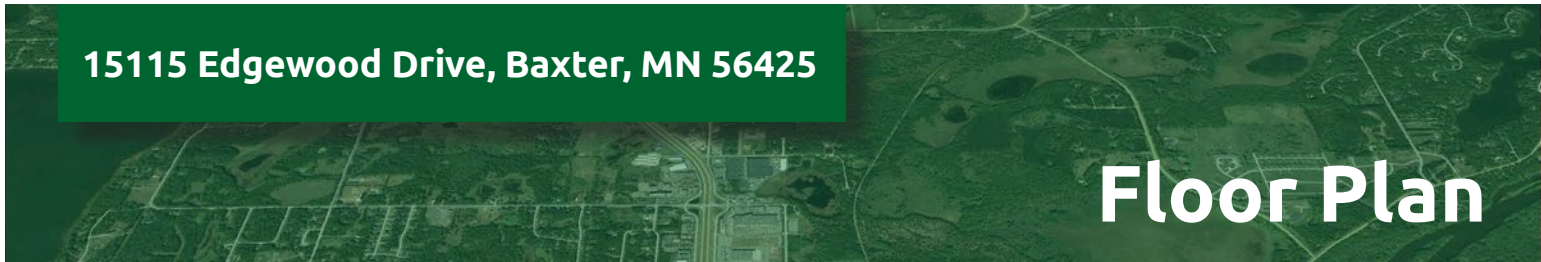
Walk-In Cooler
Walk-In Freezer

EXCLUDED

All China
All Catering Equipment
Holding Warmer
Avantco Mixer
Vulcan Stockpot
Double Oven
Combi Oven
Smoker

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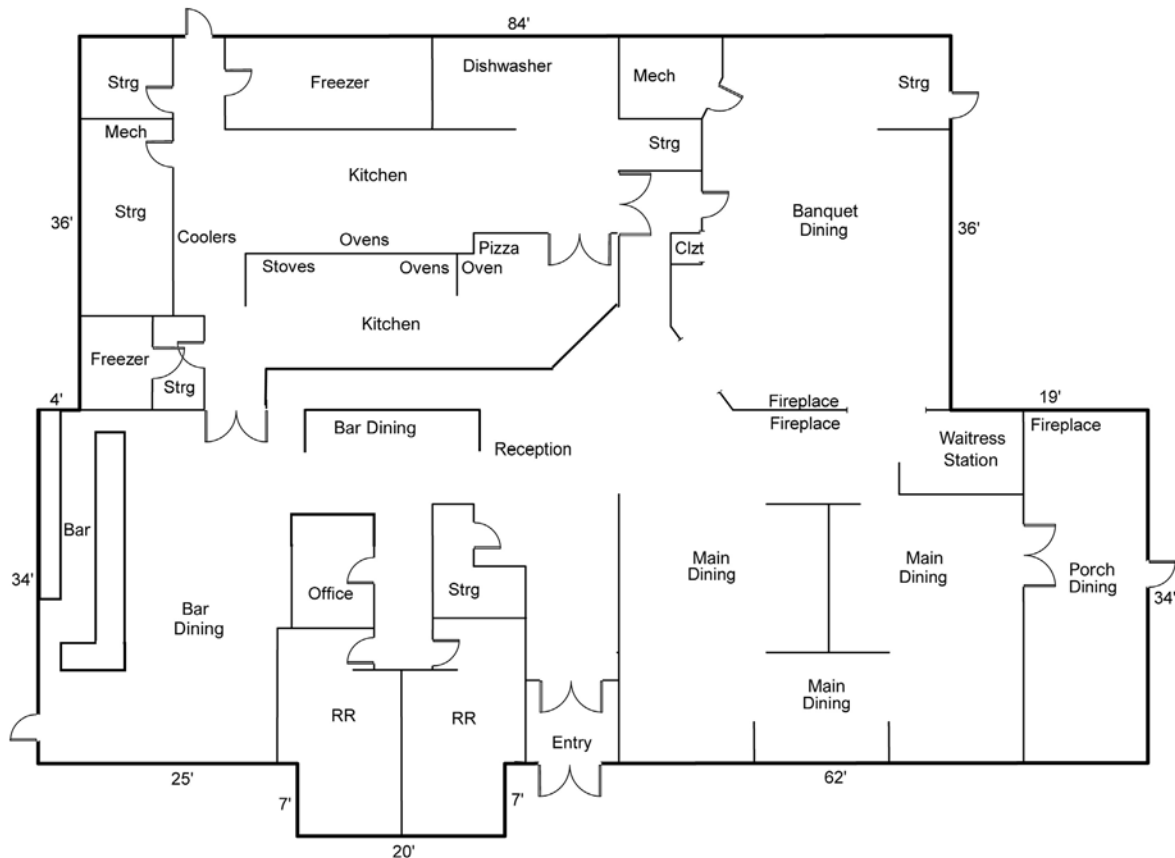
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Floor Plan

Floor Plan



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Photos



Front of Building



Front Patio



Main Dining Room



Main Dining Room



Main Dining Room



Porch Dining Room

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Photos



Porch Dining Room



Banquet Dining Room



Banquet Dining Room



Bar Dining Room



Bar Dining Room



Kitchen

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Photos



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen

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Photos



Indoor Cooler



Restroom



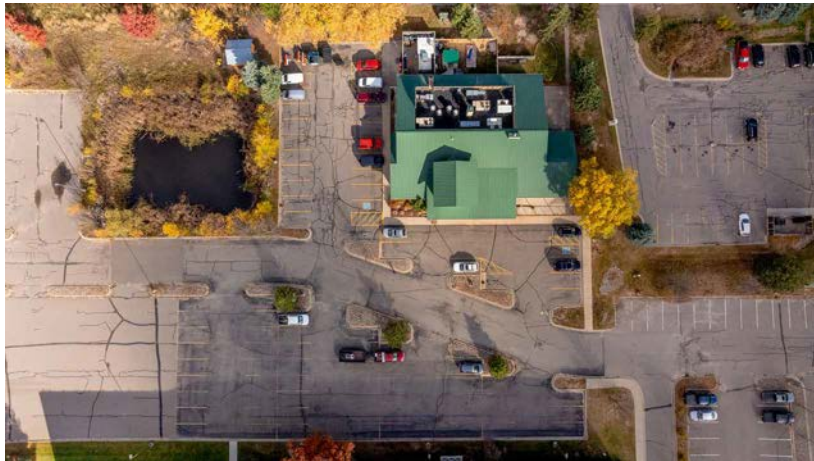
Outdoor Cooler

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Aerial Photos



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Aerial Photo

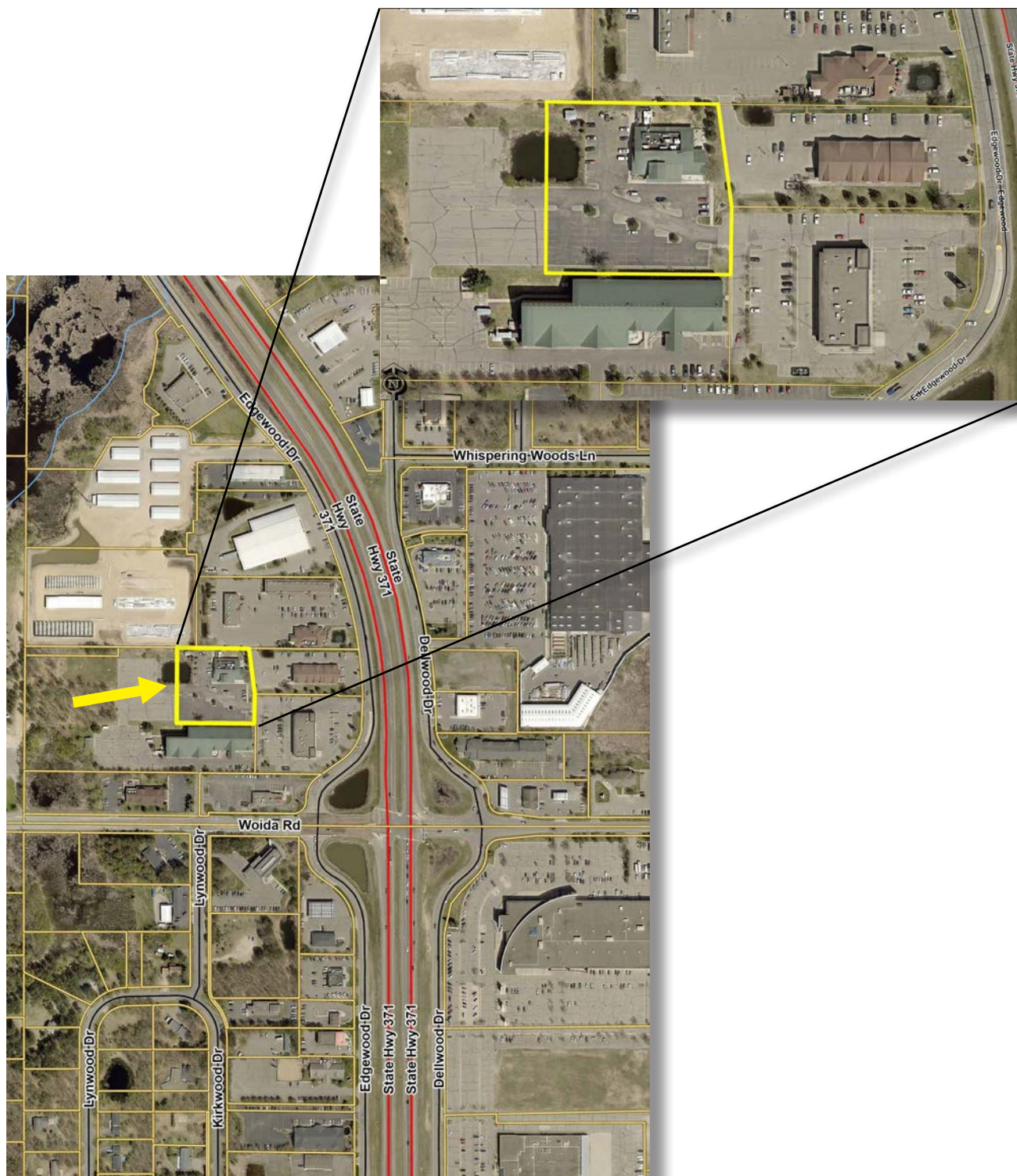


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Section Aerial



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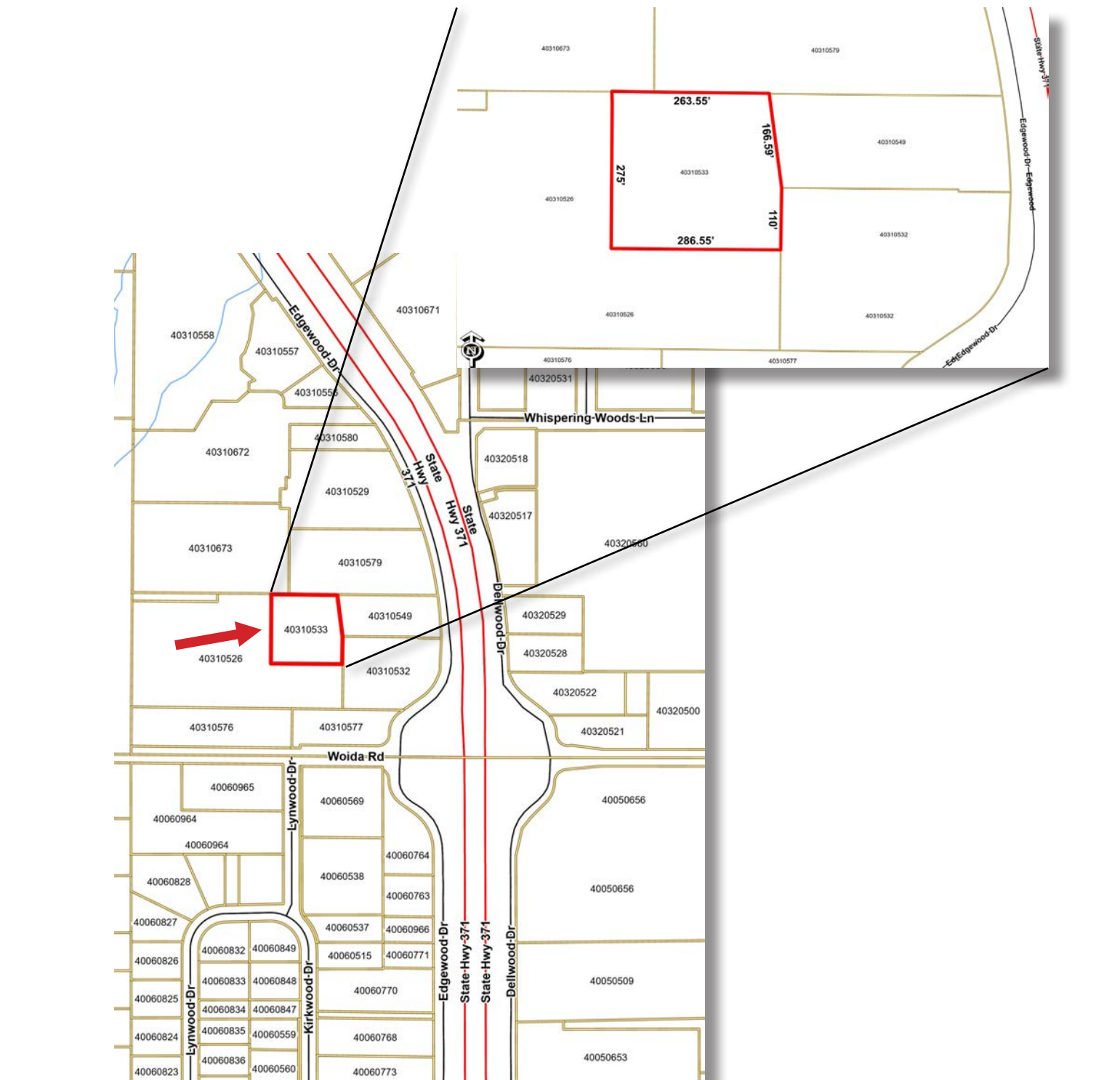
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Section Map

Section Map



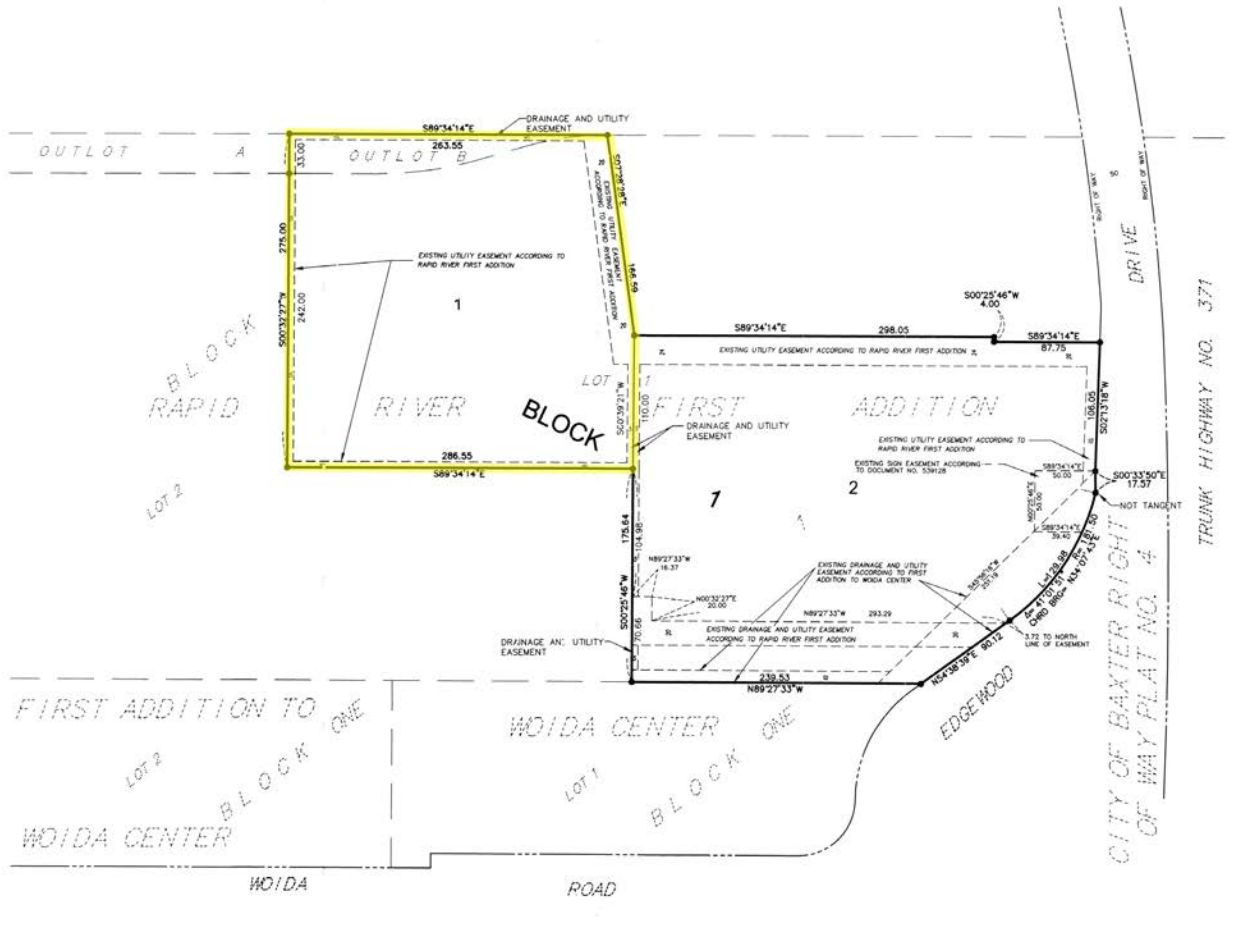
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Rapid River Second Addition Plat



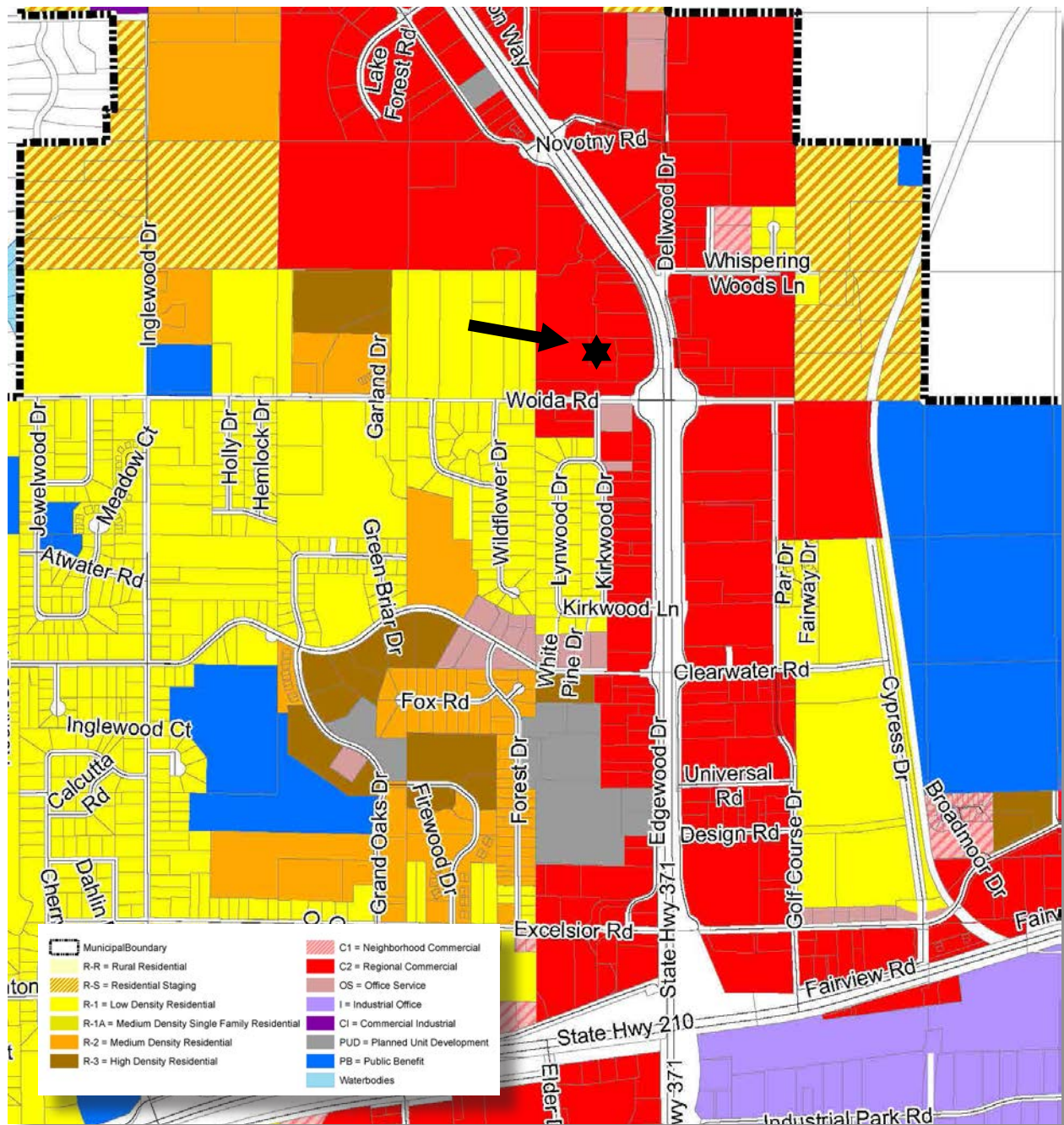
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Zoning Map

C-2 Regional Commercial



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An aerial photograph of a road intersection, likely in a rural or semi-rural area, with green fields and some buildings visible. A semi-transparent green rectangular box is overlaid on the top left of the image, containing white text. The text in the box provides the address and the title of the report.

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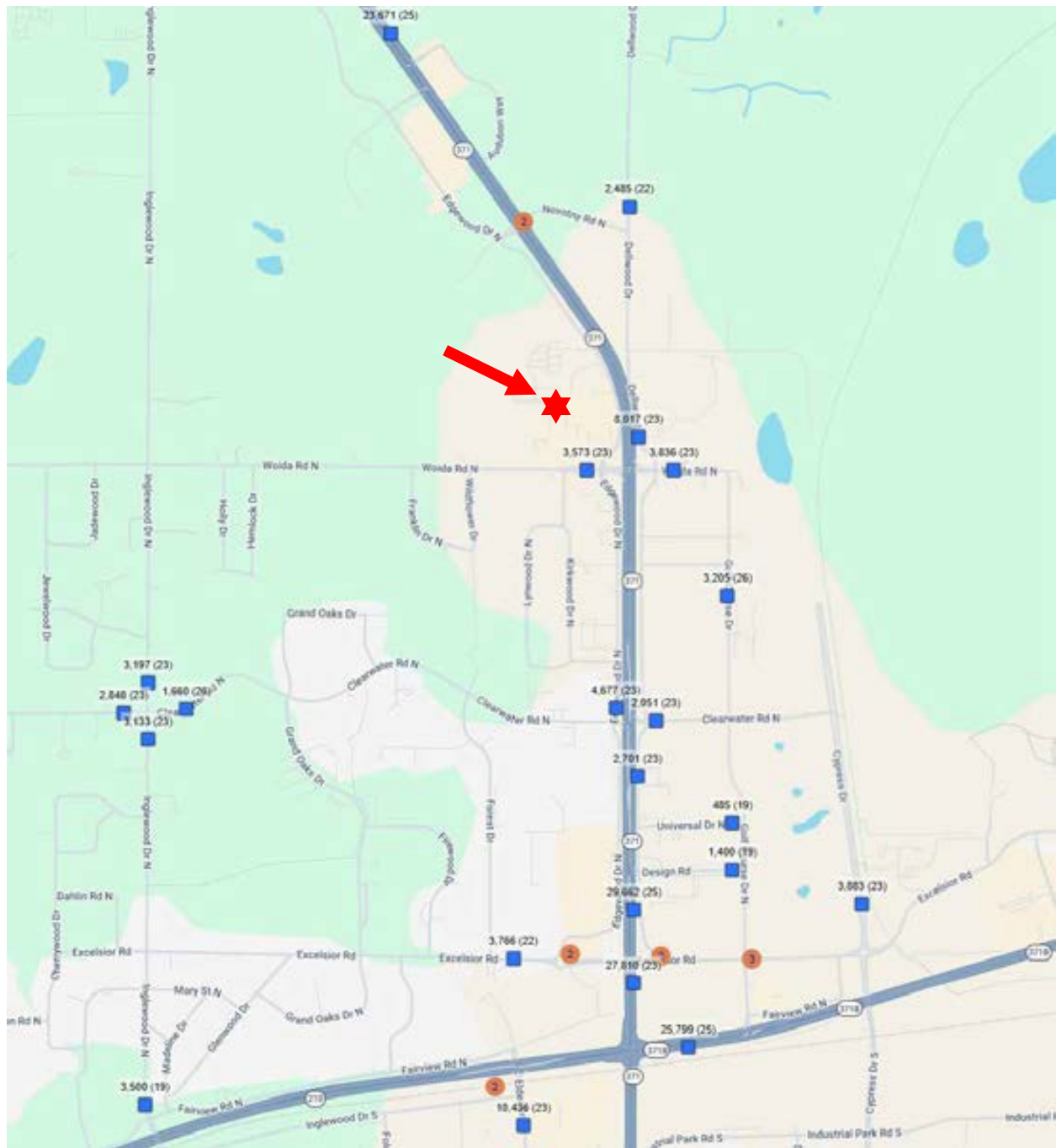
MNDOT Traffic Counts

An aerial photograph of a road intersection, likely in a rural or semi-rural area, with green fields and some buildings visible. A semi-transparent green rectangular box is overlaid on the top left of the image, containing white text. The text in the box provides the address and the title of the report.

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MNDOT Traffic Counts

Traffic Counts: 23,610 (2025) - 27,810 (2025) on Hwy 371 and 3,573 (2023) - 3,836 (2023) on Woida Road



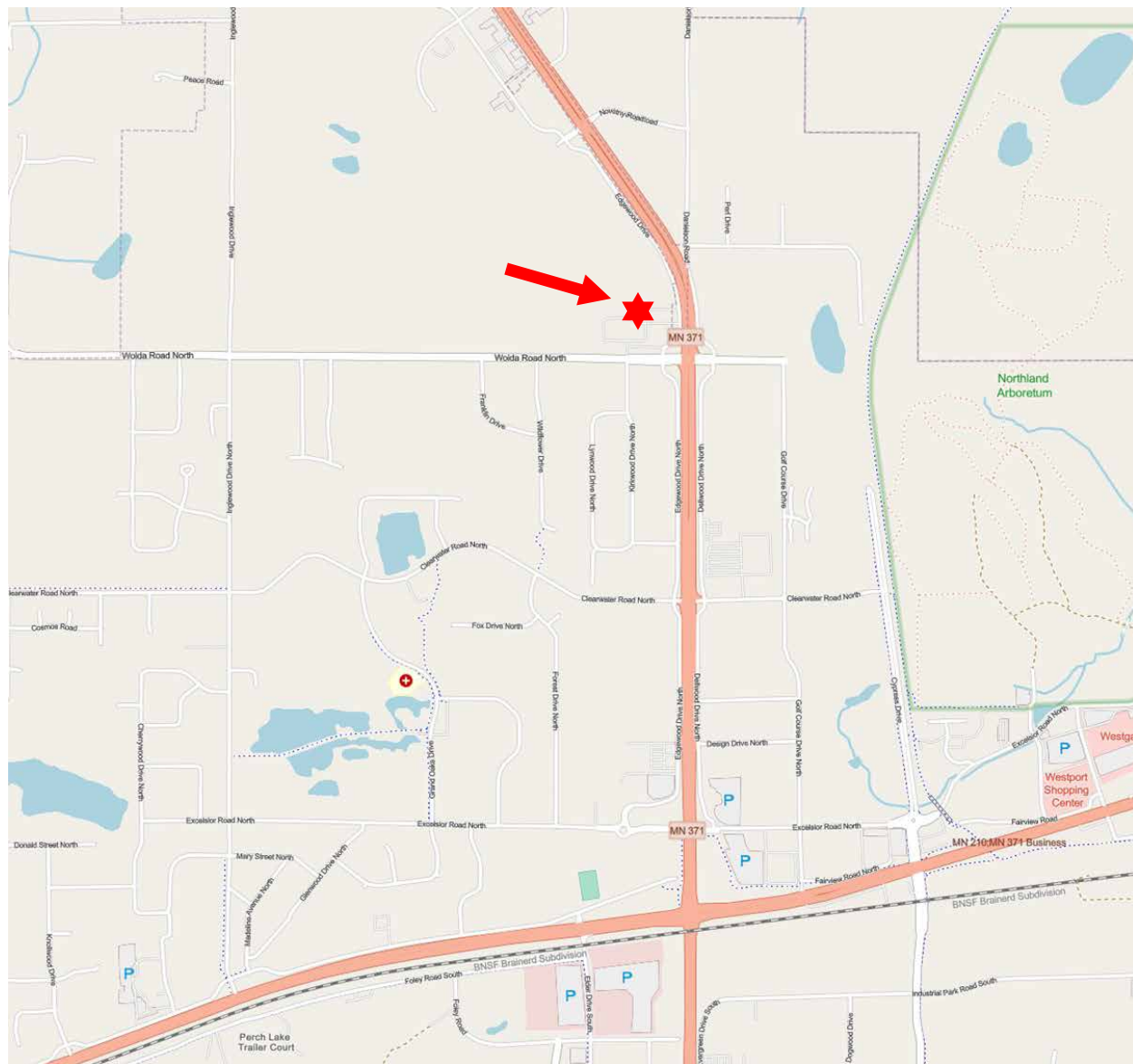
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Location Map



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Figures from STDB, CCIM

Demographics

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 (by Zip Code):

Brainerd	32,366
Baxter	9,120

Estimated Summer Population:

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

Crow Wing County	0.49%
Brainerd	0.52%
Baxter	1.15%

Households in 2025:

Crow Wing County	29,595
Brainerd	13,428
Baxter	3,700

2025 Median Household Income:

Crow Wing County	\$79,236
Brainerd	\$75,710
Baxter	\$79,528

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
Woodland Good Samaritan
Crosby Iron-ton School District
Minnesota Care

Leading Employers Cont.:

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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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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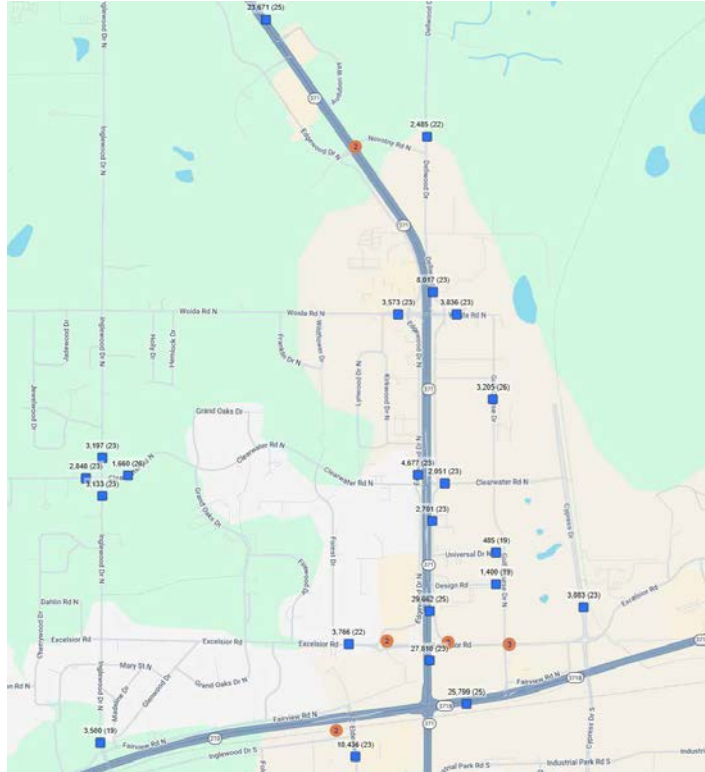
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An aerial photograph of a green landscape, likely a park or natural area, with a road and water bodies. The image is used as a background for the header section.

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Agency Disclosure

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