

COMMERCIAL BUILDING FOR SALE OR LEASE

23836 Smiley Road, Nisswa, MN 56468

C|C 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

Entrepreneur Opportunity.



Rare opportunity to acquire a landmark three-story commercial facility along Hwy 371 in Nisswa, formerly home to Roundhouse Brewery and Event Center. This beautifully maintained and highly versatile property is ideally suited for an entertainment venue, restaurant, reception hall, brewery concept, or creative office/retail use. The main level features a large open reception/event space, commercial kitchen with walk-in coolers, and a separate entertainment area with existing axe-throwing lanes. The upper level offers additional open space for dining or events and includes access to a rooftop deck. The lower level—formerly brewery operations—now provides expansive warehouse-style space with walk-in coolers, mezzanine seating, storage areas, and restroom facilities. Outdoor amenities include a patio with band shell for live music or events, two overhead doors (including a loading dock), ample paved front parking, and additional gravel parking in the rear. A stunning and well-manicured property with exceptional visibility along one of the Lakes Area's primary corridors—an ideal opportunity for an entrepreneur to create the region's next destination venue.

Address: 23836 Smiley Road, Nisswa, MN 56468

Directions: From Hwy 371and CR 77/CR 13 Stoplight Intersection in Nisswa - East on CR 13 - South on Smiley Road - Property is on the West just after Spirits of Nisswa

Building Size: 14,642 sq. ft. Total
- **Main Level:** 4,920 sq. ft.
- **Upper Level:** 1,626 sq. ft.
- **Lower Level:** 8,096 sq. ft.

PRICE REDUCED: ~~$1,750,000~~ $1,450,000

Lease Rate:
- **Entire Building:** $8.00/sq. ft. Triple Net
- **Main & Upper Levels Only:** $10.00/sq. ft. Triple Net
- **Lower Level Only:** $6.00/sq. ft. Triple Net

Continued on next page.

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Features

2026 Real Estate Taxes:	$19,584
Lot Size:	2.64 Acres (115,505 sq. ft.)
Dimensions:	Approx. 124.31' x 7' x 176.39' x 500.20' x 87.96' x 364.99' x 158.19'
Water:	Well
Sewer:	City
Heating:	Natural Gas Forced Air
Cooling:	Central Air - Electric Ground Units
Electric:	1,200 Amp, Three Phase
Lighting:	Fluorescent & Mercury Vapor
Year Built:	2002
Construction:	Wood Frame
Foundation:	Concrete Block
Roof:	Composition Shingles
Exterior:	Wood Lap Siding & Stone
Ceiling Height:	Main Level & Upper Level: 8' - 9' Lower Level: 19'
Overhead Doors:	1 (14' W x 21.5' H) Lower Level 1 (8' W x 10' H) Lower Level at Loading Dock
Loading Dock:	48" High
Bathrooms:	Main Level: 3 Upper Level: 1 Lower Level: 2

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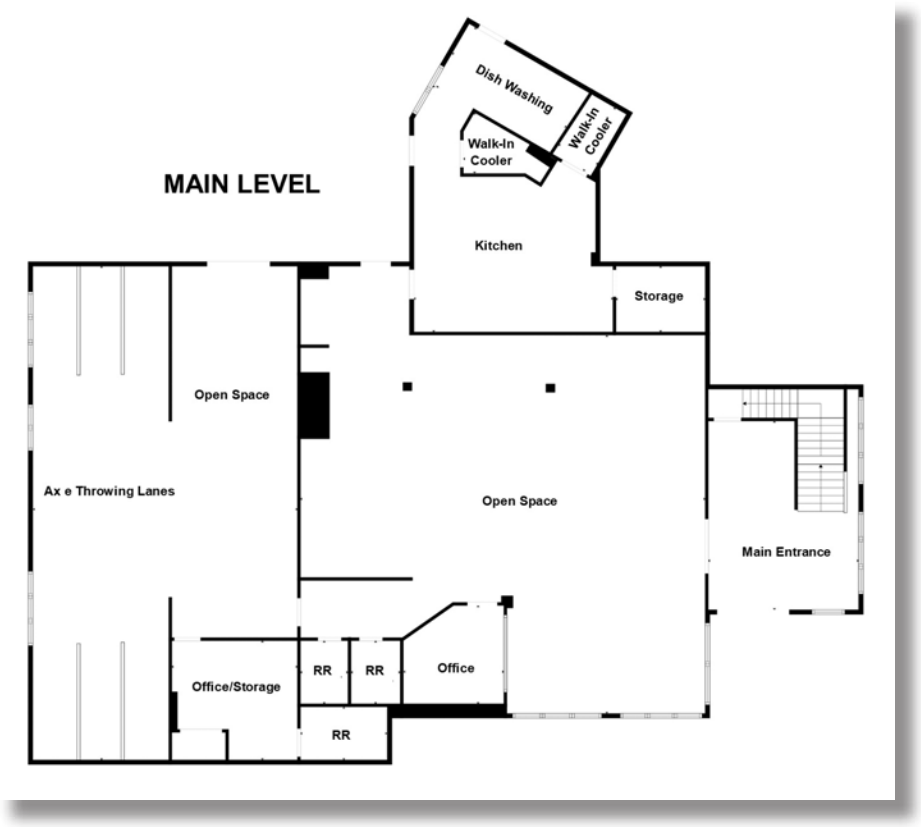
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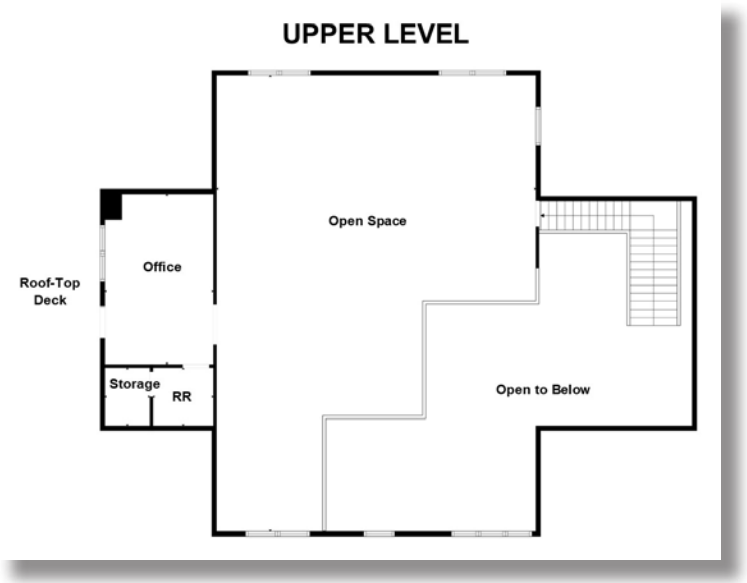
Features

Commercial Kitchen:	Yes
Food Elevator:	Yes
Walk-In Coolers:	4
Outdoor Patio:	Yes
Roof-Top Deck:	Yes
Stage:	Outdoor Stage with Band Shell
Amenity:	Axe Throwing Lanes
Parking:	41 Paved Parking Spaces Plus a Gravel Parking Area
Landscaping:	Pond
Frontage:	Approx. 300' on Smiley Road and Hwy 371
PID#:	28230509
Legal Description:	Lot 1 Block 1, Water Wheel
Zoning:	HB - Highway Business District A district that allows and encourages commercial development that provides services and shopping facilities adjacent to Trunk Highway 371. The City should encourage Open space design principles for commercial projects within this district.
Neighboring Businesses:	Located near Spirits of Nisswa, Schaefer's Foods, FastTrax Marine, American National Bank, Stonehouse Coffee, Holiday Gas Station, Sportland Outdoor Outfitters, Nisswa Family Fun Waterpark, Wendy's, Sully's Self Storage, All Seasons Storage, Johnson Mini Storage, Boats & Beyond Rentals, Nisswa Hair Salon, Positive Realty, ReMax Realty, First National Bank, Nisswa Inn & Suites, Marine Max, Grandview Lodge, Bar Harbor, Zorbaz, plus numerous others.

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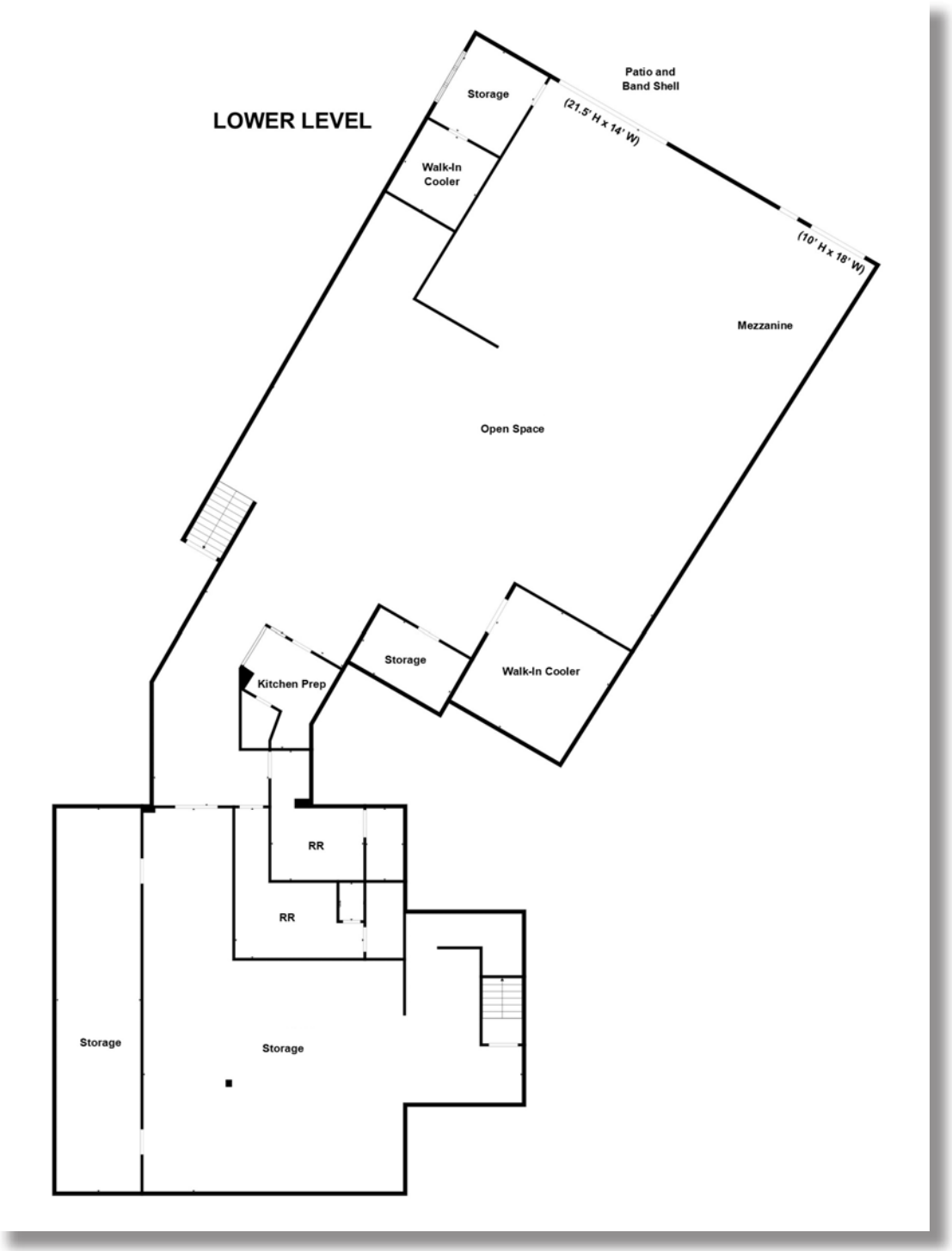
Main Level & Upper Level **Floor Plan**





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Lower Level Floor Plan



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Photos



Subject Building



Subject Building



Subject Building



Subject Building



Patio & Band Shell



Patio & Band Shell

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Photos



Patio & Band Shell



Gravel Parking Area



Main Level - Entrance



Main Level - Open Space



Main Level - Open Space



Main Level - Office

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Photos



Main Level - Restroom



Main Level - Restroom



Main Level - Restroom



Main Level - Open Space



Main Level - Open Space



Main Level - Open Space

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Photos



Main Level - Open Space



Main Level - Axe Throwing Lanes



Main Level - Axe Throwing Lanes



Main Level - Kitchen



Main Level - Kitchen



Main Level - Kitchen

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Photos



Main Level - Dish Washing



Main Level - Kitchen Storage



Main Level - Walk-In Cooler



Upper Level - Open Space



Upper Level - Open Space



Upper Level - Open Office

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Photos



Upper Level - Restroom



Upper Level - Roof-Top Deck



Upper Level - Roof-Top Deck



Lower Level - Open Space



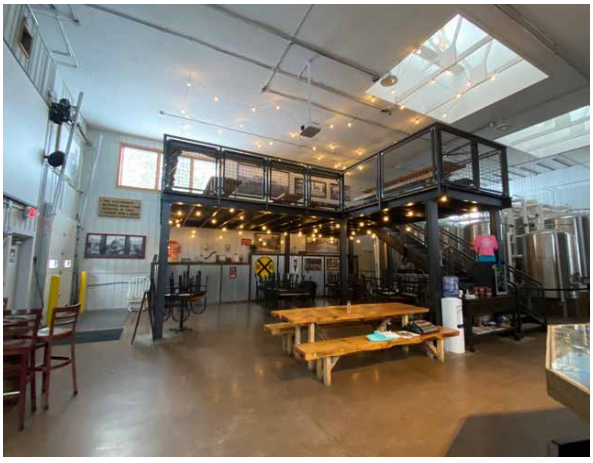
Lower Level - Open Space



Lower Level - Open Space

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Photos



Lower Level - Open Space w/ Mezzanine



Lower Level - Mezzanine



Lower Level - Open Space



Lower Level - Open Space



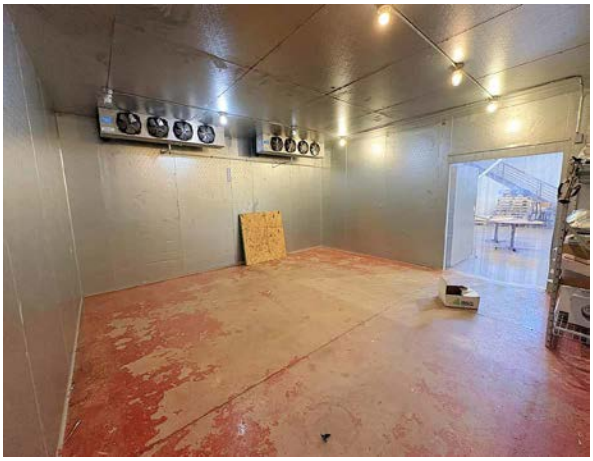
Lower Level - Walk-In Cooler



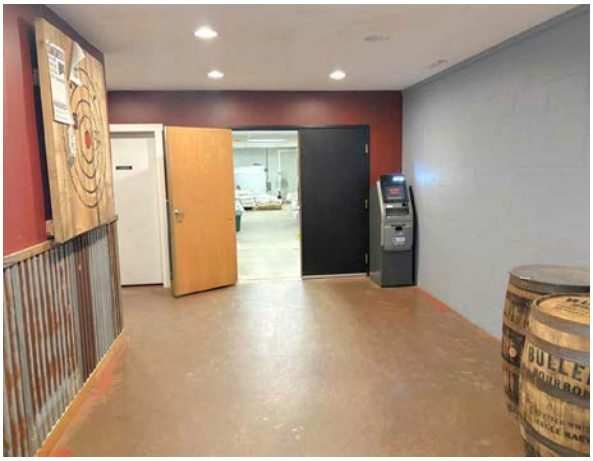
Lower Level - Walk-In Cooler

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Photos



Lower Level - Walk-In Cooler



Lower Level - Hallway



Lower Level - Restroom



Lower Level - Restroom



Lower Level - Storage



Food Elevator

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23836 Smiley Road, Nisswa, MN 56468

Aerial Photo



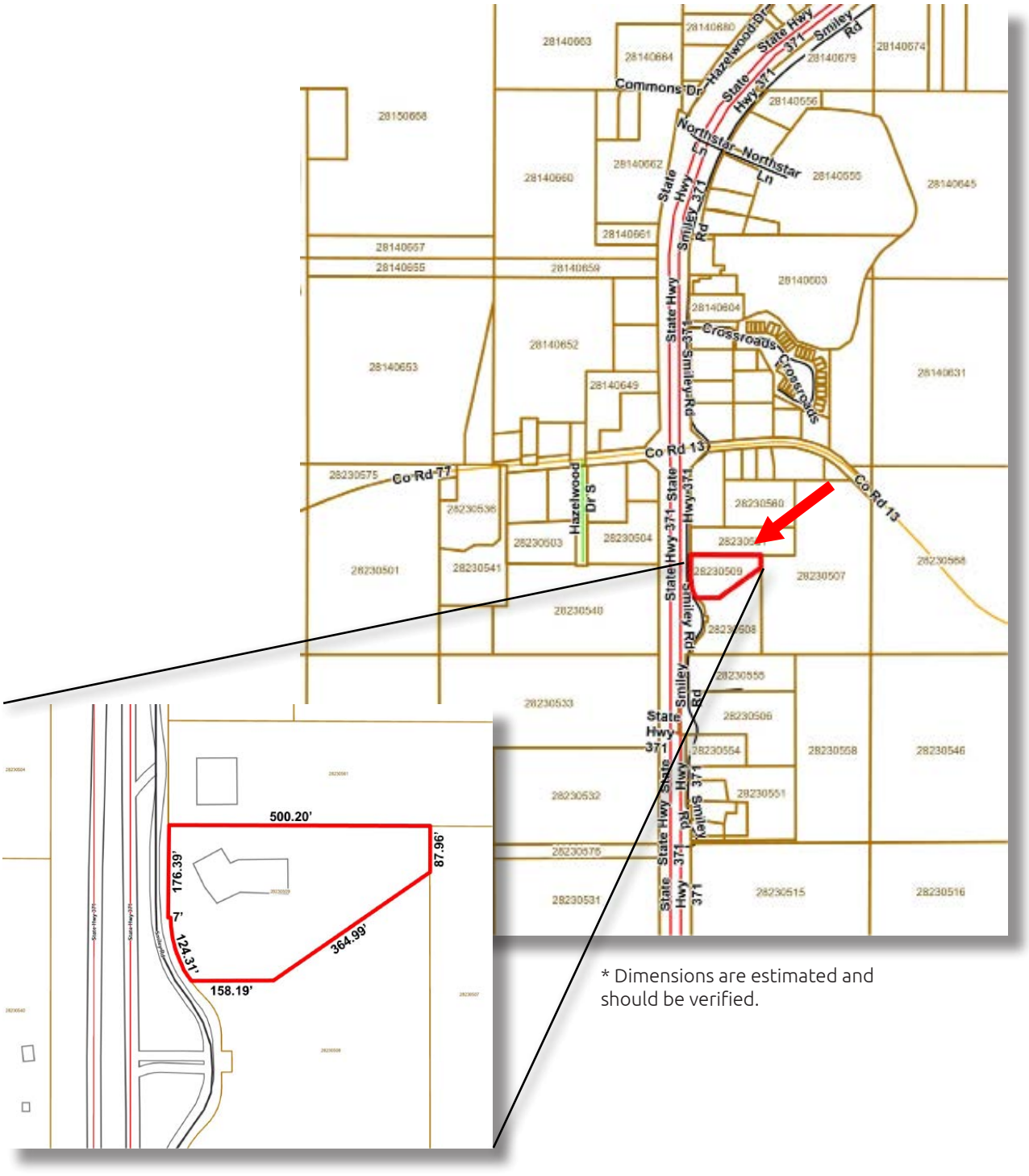
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Section Aerial



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Section Map

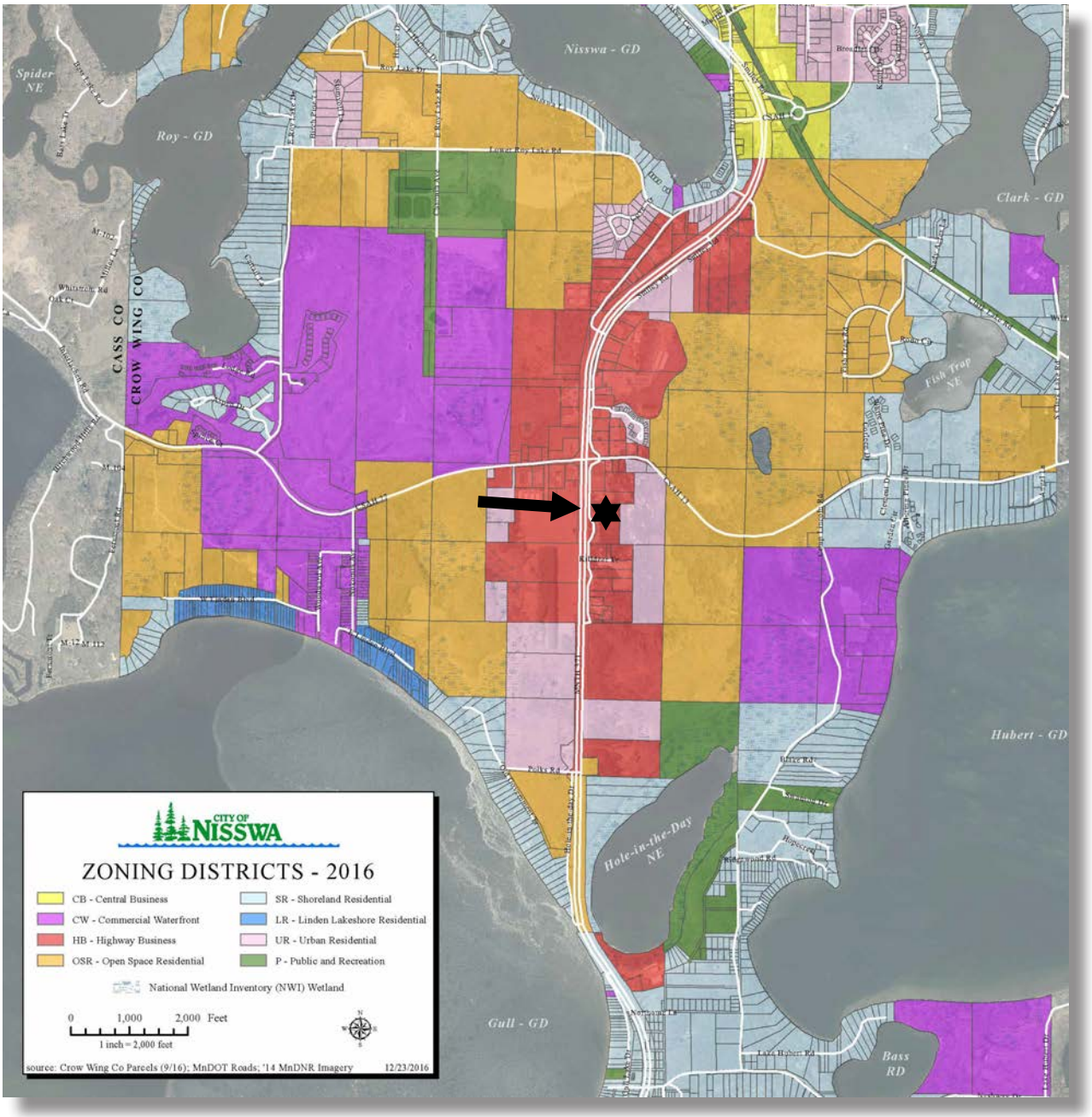


* Dimensions are estimated and should be verified.

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Zoning Map

HB - Highway Business

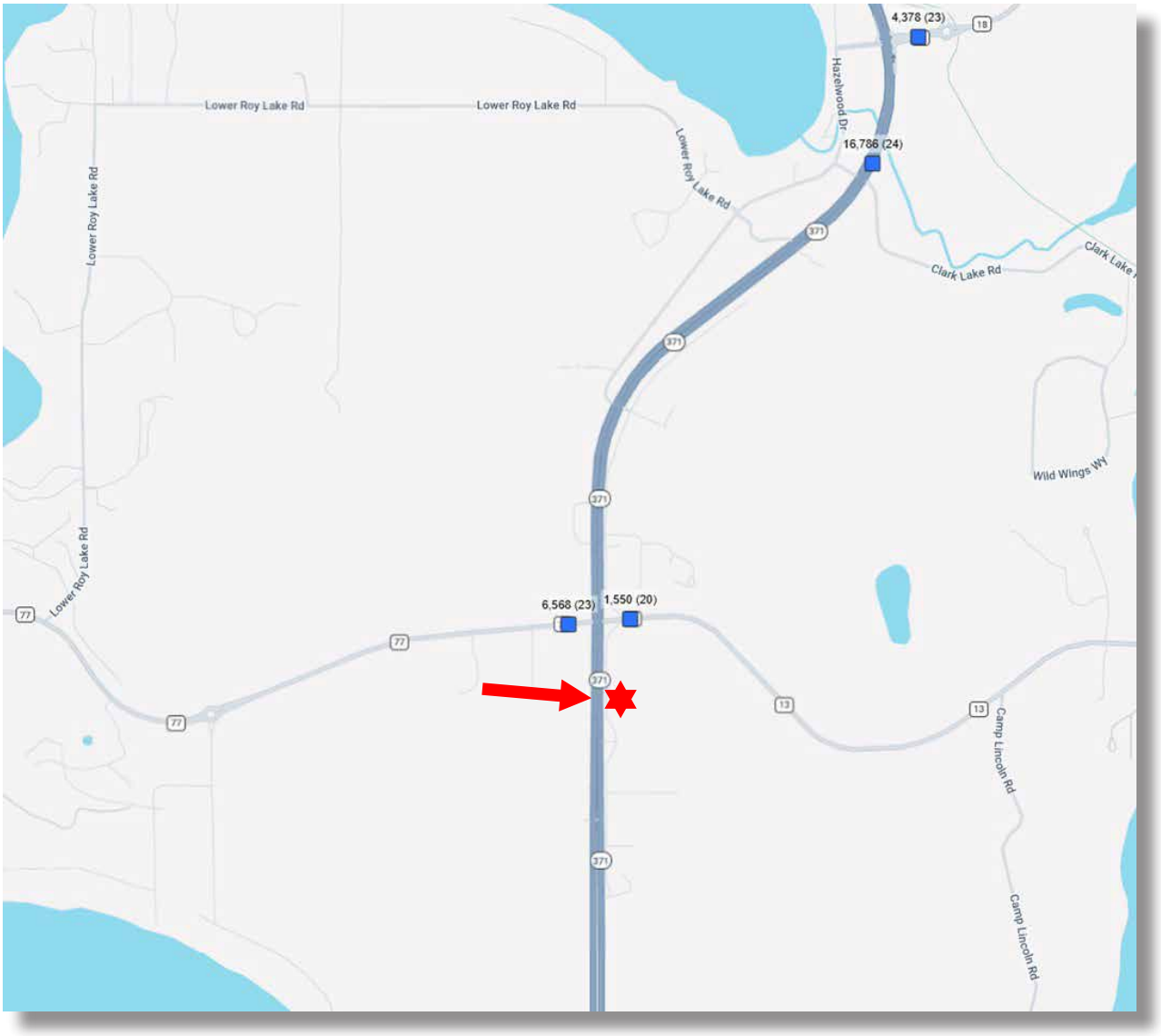


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Counts from MNDOT

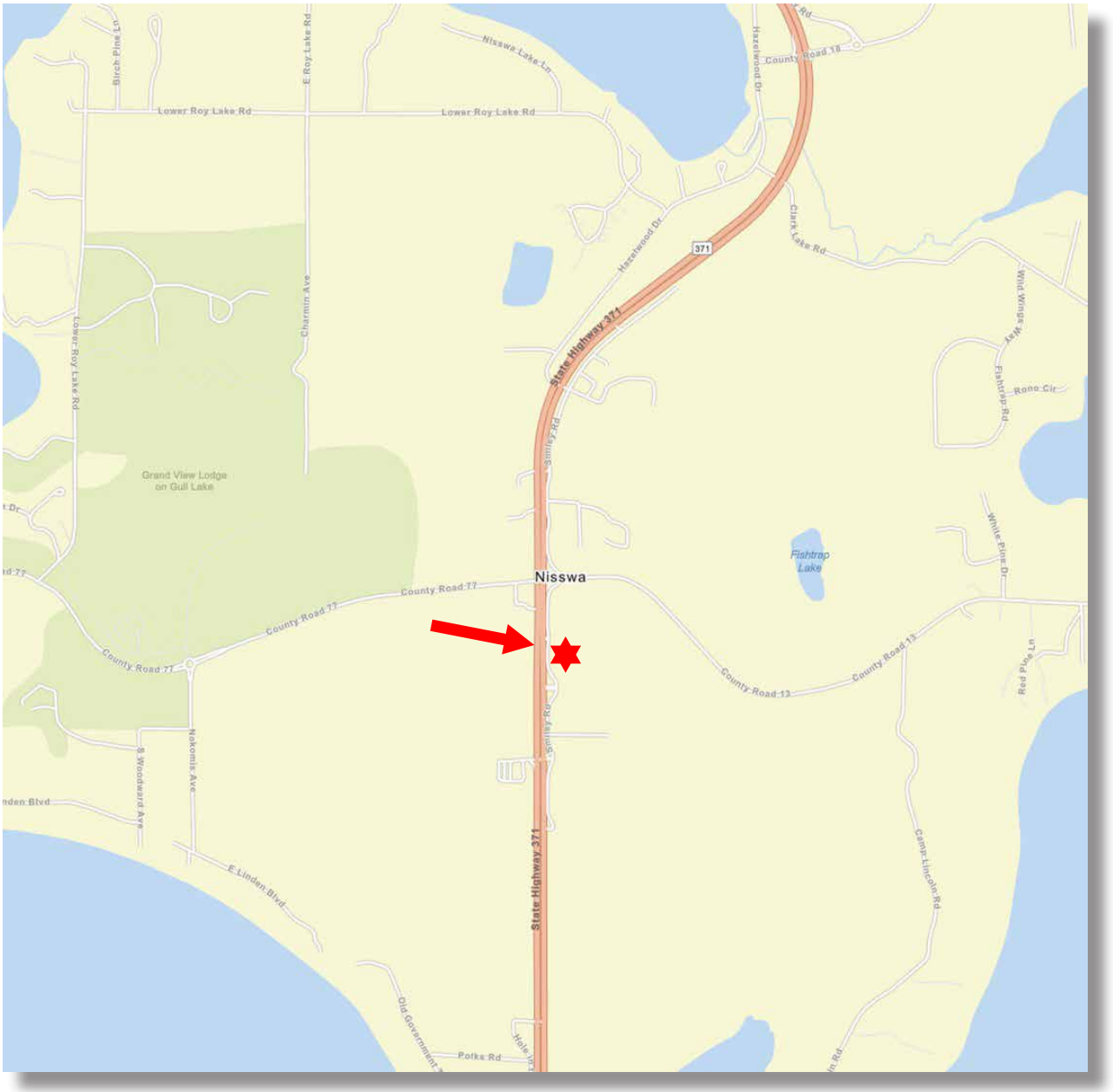
Traffic Counts

Traffic Counts: 1,550 (2020) on CR 13, 6,568 (2023) on CR 77 and 16,786 (2024) on Hwy 371



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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:	Brainerd	32,366
	Baxter	9,120
	Nisswa	4,840
Estimated Summer Population:	Brainerd/Baxter	200,000+
Projected Population Growth Change 2025-2030:		
	Crow Wing County	0.49%
	Nisswa	0.45%
Households in 2025:	Crow Wing County	29,595
	Nisswa	2,135
2025 Median Household Income:	Crow Wing County	$79,236
	Nisswa	$97,487

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 Ironton 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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Agency Disclosure

AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

1. Page 1

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.(1) The available options are listed below. 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.

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.

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

_____ _____ _____ _____
(Signature) (Date) (Signature) (Date)

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).(2) **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.

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).(2) **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.

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.(3)

Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary duties described below.(2) 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.)

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)).

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(1) 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.

(2) The fiduciary duties mentioned above are listed below and have the following meanings:
Loyalty - broker/salesperson will act only in client(s)' best interest.
Obedience - broker/salesperson will carry out all client(s)' lawful instructions.
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.
Confidentiality - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific information (such as disclosure of material facts to Buyers).
Reasonable Care - broker/salesperson will use reasonable care in performing duties as an agent.
Accounting - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

(3) 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.

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/publicregistrantsearch

MN:AGCYDISC-2 (8/25)

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