



PATRICK'S CEDAR CHEST

33350 CR 3, Crosslake, MN 56442



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

Patrick's Cedar Chest.

A landmark opportunity on Big Pine Lake. Own an iconic Crosslake destination where exceptional food, breathtaking lake views, and a loyal following have created a lasting legacy. Patrick's Cedar Chest Restaurant & Bar offers a rare chance to purchase a well-established waterfront restaurant and bar in the heart of the Lakes Area with approximately 310 feet of frontage on Big Pine Lake. Featuring a highly visible County Road 3 location, a welcoming atmosphere, and panoramic views of Big Pine Lake, this turnkey business is perfectly positioned to serve year-round residents, vacationers, and the area's thriving tourism market. Continue the success of this beloved establishment or bring your own vision to one of Crosslake's premier commercial properties.



Address:	33350 CR 3, Crosslake, MN 56442
Website:	Patrick'sCedarChest.com
Directions:	Property is located approx. 1.7 miles North of the CR 3 and CR 11 round-a-bout intersection, on the East side of CR 3
Lot Size:	2.44 Acres (106,271 sq. ft.)
Dimensions:	131.60' x 61.01' x 204' x 256.64' x 114.80' x 107.29' x 105.44' x 393.81'
Building Size:	3,580 sq. ft. Total
Main Level:	1,804 sq. ft.
Lower Level:	1,776 sq. ft.
Deck:	956 sq. ft.
Purchase Price:	\$779,000 + Inventory (Price Includes Land, Building, Business and Furniture, Fixtures & Equipment)

Continued on next page.

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Features

2026 Real Estate Taxes:	\$5,750
Water:	Well
Sewer:	Septic System
Heating:	Natural Gas Forced Air
Cooling:	Central Air - Electric Roof-Top Unit
Lighting:	Fluorescent & LED
Year Built:	1968
Construction:	Wood Frame
Foundation:	Concrete Block
Roof:	Asphalt Shingles
Exterior:	Painted Cedar
Ceiling Height:	Varies
Bathrooms:	Upper Level: Women's & Mens Facilities plus 1 Single Restroom Lower Level: 1 Single Restroom
Walk-In Coolers:	1 Glycol Line Cooler on Upper Level 1 Walk-In Freezer on Lower Level
Seating Capacity:	135
Parking:	35 Paved Parking Spaces
Road Frontage:	335' on CR 3
Lake Frontage:	310' on Big Pine Lake

Continued on next page.

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Features

Zoning: Waterfront Commercial

Legal Description:

PID# 14320673:

A 100 ft lot ext. from shore of Big Pine Lake to Cty Road #3 located in Gov. Lot 1 desc: Comm. at the point of intersection of the S line of Lot 1 with centerline of Cty Hwy #3 as now laid out & used then N 44 Deg 54 Min 15 Sec E alg center line a dist. of 317 ft to the point of beg. of tract of land desc. Then cont. N 44 Deg 54 Min 15 Sec E alg said centerline a dist. of 131.60 ft then S 55 Deg 32 Min E a dist. of 355 ft more or less to shore of Big Pine Lake then SW'ly alg said shore a dist of 105.44 ft more or less to its intersection with a line bearing S 59 Deg 10 Min E from the actual point of beg. then N 59 Deg 10 Min W a dist. of 394 ft more of less to the actual point of beg. & ending subject to easement for Cty Hwy.

PID# 14320657:

Lot 10, Block 1, Sandra's Shore

PID# 14320658:

Lot 9, Block 1, Sandra's Shore

Neighboring Businesses:

Neighboring businesses include Great Northern Cabinets, Paint & Pre-Finish, Lake Days Marine, Build-All Lumber, Beachcombers Landscaping, Crosslake Fitness, Northern Lakes Electric, Lakes Area Rental, Whitefish Automotive, North County Plumbing & Heating, Crosslake Heating & Air, Beckers Crosslake Floor Covering, plus numerous others.

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History

Patrick's Cedar Chest: A Legacy of Great Food and Hospitality

Perched on the shores of Big Pine Lake, just 2.5 miles south of scenic Crosslake, Minnesota, Patrick's Cedar Chest has a rich history of good food, great drinks, and warm hospitality.

Originally built in 1968 or 1969 as a spec home, the building was transformed into a restaurant in 1971 with a unique concept where guests could grill their own steaks. Diners could even bring their own steak and, for less than \$3.00, enjoy a hearty meal complete with salad, a baked potato, and service with a smile.

Over the years, the restaurant has changed hands, but its welcoming atmosphere and commitment to quality have remained.

In 2024, Patrick Watson and his family purchased The Cedar Chest, renaming it Patrick's Cedar Chest, and brought a friendly Irish charm to this longtime favorite. The name may be new, but the heart of the place is the same. Guests can still count on delicious food, refreshing drinks, and a staff known for being "Minnesota nice with a little bit of spice."

Patrick's Cedar Chest is known for its friendly atmosphere and the best broaster chicken, ribs, and burgers around. Happy Hour runs seven days a week, making it the perfect spot to grab a drink and unwind. Occasional live music and a fun late-night scene keep the energy going, making it a go-to destination for locals and visitors alike.

Stop in, grab a bite, and experience the charm of Patrick's Cedar Chest, where great food and good times are always on the menu.

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Equipment List

Major Items in the Upstairs Bar

Atosa Ice Maker-375 Pounds Per Day (Purchased 7/2024, Warrantied Until 7/2029)
2 Atosa 80 Inch Bottle Coolers (Purchased 2023 Per Last Owner)
Bodega 3-Door Cooler (Purchased 2/2025)
Cannon Color Laser Printer (Purchased 4/2026)
Glycol Line Cooler (Purchased in 2021 Per Last Owner)
Future POS 4 Head Units Plus Server (Three are 4 Plus Years Old, One Purchased 2025)

Major Items in Downstairs Kitchen

Arctic Ice Single Door Fridge (Purchased 2023 Per Last Owner)
Arctic Ice Single Door Freezer (Purchased 7/2026)
2 Double Door Fridges (Purchase Date Unknown)
2 Single Door Fridges (Purchase Date Unknown)
One Auto Fryer (Purchase Date Unknown)
One Broaster 1800 (Purchased 2022 Per Last Owner)
3 Commercial Amana Microwaves (2 Purchased in 2024, 1 Purchased in 2023)
Atosa 2 Basket Fryer (Purchase Date Unknown)
1 36 Inch Broiler (Purchase Date Unknown)
1 36 Inch Flat Top (Purchase Date Unknown)
1 Kratos Convection Oven (Purchased 8/2024)
1 Avantco Meat Slicer (Purchase Date Unknown)
1 Hatco Bun Warmer (Purchase Date Unknown)
1 Winco Double Pot Soup Warmer (Purchased 4/2026)
1 Walk-In Freezer 8x10 (Purchased 2022 Per Last Owner)



appetizers

CHICKEN WINGS* 13.50

10 wings, naked or tossed in your favorite wing flavor. Additional sauces .50

TWIN CHICKEN FILLET STRIPS* 12.50

2 marinated chicken breasts chargrilled and sliced. Tossed in your favorite wing flavor.

BONELESS WINGS* 10.95

Tender breaded boneless chicken chunks, naked or tossed in your favorite wing flavor. Additional sauces .50

IRISH SPICE BAG 14

Crispy chicken chunks, fries, peppers and onions spiced in your favorite dry rub. Served with Cedar Chest sauce.

DRY RUBS

Brown Sugar House
Bourbon Lemon Pepper
Ranch Cajun
Adobo Honey Chipotle BBQ

SAUCES

Buffalo
Sweet & Spicy
BBQ
Teriyaki
Parmesan Garlic

QUESADILLA* 12.50

Garnished with lettuce, tomato and onion. Served with sour cream and salsa. Add chicken 1.00 | Add seasoned ground beef 1.00

MINI CORN DOGS (12) 8.75

CHEESE CURDS 11.75

STREET TACOS* 10.95

3 flour tortillas filled with your choice of steak or chicken, topped with cheese, pickled red onions and lettuce.

CHICKEN DRUMMIES 12.50

Honey battered chicken drummies

GIANT PRETZEL 12

Served with beer cheese sauce and spicy mustard. Add corned beef for 3

EGG ROLLS* 7.50

Your choice of house made Reuben egg rolls or traditional pork egg rolls.

PATRICK'S STEAK BITES* 14.50

Brown sugar bourbon beef bites cooked to medium on a bed of crispy onions. Served with Cedar Chest sauce.

finger food

includes seasoned kettle chips, battered fries, fresh cut fries, tater tots or coleslaw. Upgrade to onion rings for 1.75.

sandwiches & wraps

All sandwiches and wraps are served with your choice of seasoned kettle chips, battered fries, fresh cut fries, tater tots or coleslaw. ☑ Gluten free bun available. Upgrade to onion rings for 1.75.

CHICKEN

SANDWICH* 13.00

Grilled or crispy chicken breast served on a bun with lettuce and tomato.

CHICKEN HONOLULU* 13.50

Grilled chicken breast, melted Swiss cheese and teriyaki sauce topped with a pineapple ring on a bun.

SMOTHERED CHICKEN

SANDWICH* 14.00

Grilled chicken breast smothered with sautéed onions and mushrooms, topped with Swiss cheese.

FRENCH DIP 14.50

Tender beef on a hoagie roll served with au jus and horseradish sauce on the side.

Make It Philly style with Swiss cheese, onions, peppers and mushrooms +2

ROAST BEEF CRISPIN 16.50

Tender beef, melted Swiss and crisp French fried onions topped with your choice of horseradish sauce or aioli.

GRILLED REUBEN* 14.95

Tender corned beef, sauerkraut and melted Swiss on rye bread.

BLT* 12.50

Classic bacon, lettuce and tomato on texas toast. Served with a side of mayo.

WALLEYE

SANDWICH* 17.50

Lightly breaded and deep fried, served on a hoagie roll with lettuce. Add cheese +1

STEAK SANDWICH* 18.50

A grilled 6oz sirloin served on top of texas toast with onions and mushrooms.

BUFFALO CHICKEN

WRAP* 14.00

Crispy chicken tenders, creamy buffalo sauce, lettuce, tomato and cheese wrapped in a garlic herb tortilla.

BLT WRAP* 13.00

Bacon, lettuce, tomato and mayo wrapped in a garlic herb tortilla.

CRISPY CHICKEN BACON

RANCH WRAP* 14.00

Crispy chicken tenders, bacon, ranch dressing, lettuce, tomato and cheese wrapped in a garlic herb tortilla.

salads

Dressing options: French, Ranch, House Made Bleu Cheese, Creamy Caesar, Thousand Island, Fat Free Raspberry Vinaigrette, Balsamic Vinaigrette, Lite Italian, Honey Mustard

GRILLED CHICKEN SALAD* 13.75

Grilled chicken breast, spring mix, shredded jack cheese and garden vegetables topped with crunchy croutons.

CRUNCHY CHICKEN

SALAD* 13.75

Crispy chicken, spring mix, cheddar jack cheese, garden vegetables, croutons and slivered almonds.

CHICKEN BACON

BLEU SALAD* 14.75

Grilled chicken breast, spring mix, bacon, bleu cheese crumbles and diced tomato.

TACO SALAD IN A CRISP FLOUR TORTILLA BASKET* 13.75

Grilled chicken or seasoned ground beef, lettuce, tomato, onions and shredded cheddar jack cheese. Served with salsa and sour cream.

SEASONAL SALAD* 14.50

Chicken, seasonal berries, harvest salad, walnuts, red onion and feta cheese. Served with raspberry vinaigrette.

CHICKEN STRIP BASKET* 14.00

10-12oz of crispy chicken tenders with your choice of dipping sauce.

SHRIMP BASKET* 15.00

Breaded shrimp served with cocktail or tartar sauce.

BONELESS WING BASKET* 14.00

Boneless chicken chunks served with choice of dipping sauce.

DRUMMIE BASKET* 14.00

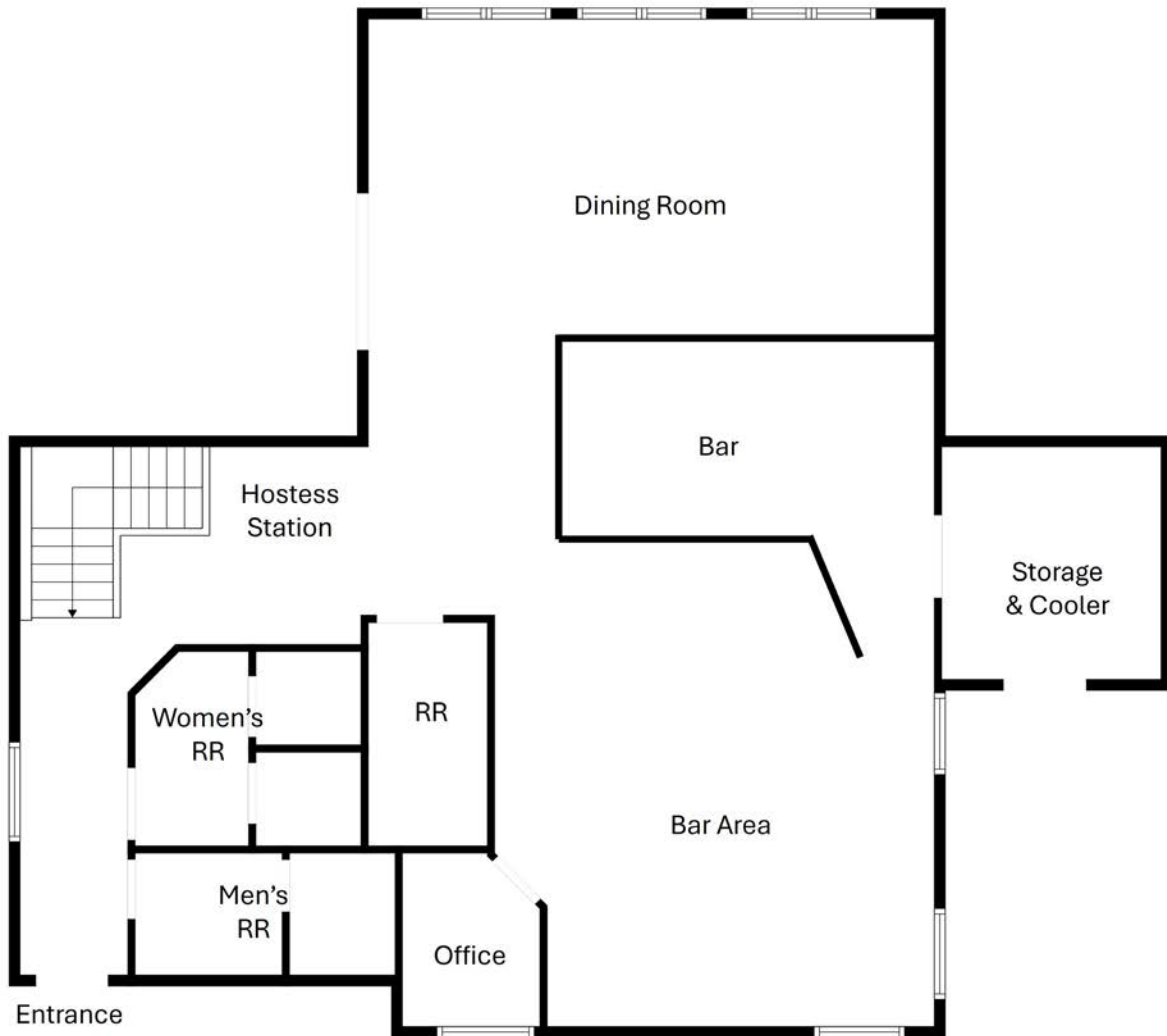
Honey battered chicken drummies.



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Floor Plan



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Photos



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Photos



Subject Property



Subject Property



Subject Property



Subject Property



Subject Property



Subject Property (From Lakeside)

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Photos



Upper Level - Deck Dining



Upper Level - Deck Dining



Upper Level - Deck Dining



Upper Level - Deck Dining



Upper Level - Main Entrance



Upper Level - Entrance

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Photos



Upper Level - Hostess Station



Upper Level - Restaurant & Bar



Upper Level - Restaurant Dining



Upper Level - Restaurant Dining



Upper Level - Restaurant Dining



Upper Level - Bar

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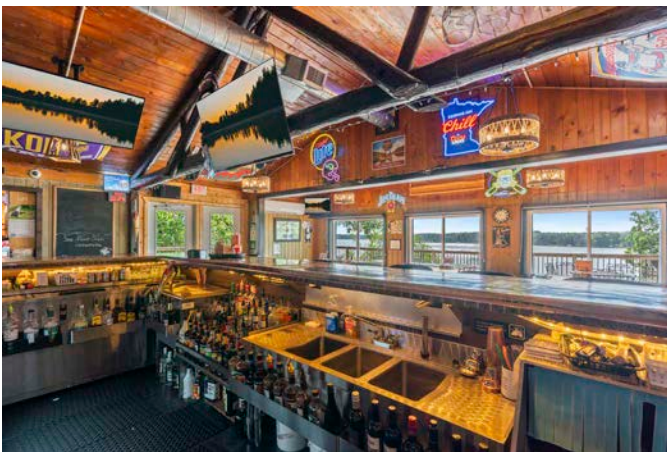
Photos



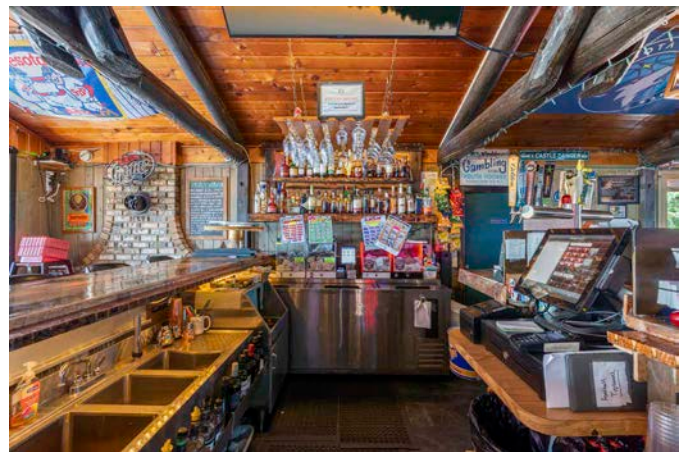
Upper Level - Bar



Upper Level - Bar



Upper Level - Bar



Upper Level - Bar



Upper Level - Bar Dining



Upper Level - Bar Dining

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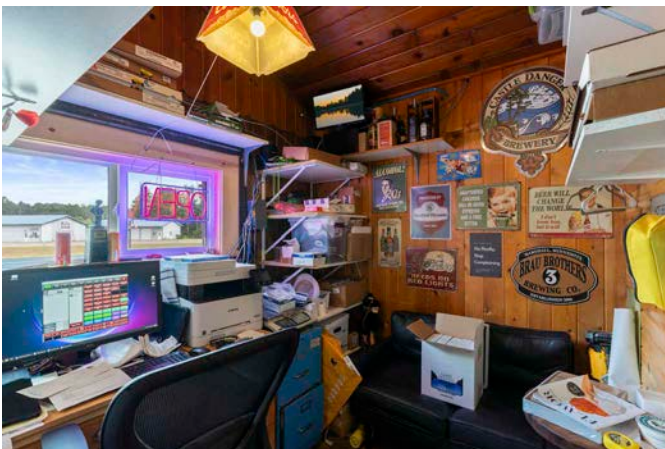
Photos



Upper Level - Storage



Upper Level - Walk-In Cooler



Upper Level - Office



Upper Level - Single Restroom



Upper Level - Women's Restroom



Upper Level - Men's Restroom

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Photos



Lower Level



Lower Level - Restaurant Dining



Lower Level - Restaurant Dining



Lower Level - Restaurant Dining



Lower Level - Single Restroom



Lower Level - Kitchen

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Photos



Lower Level - Kitchen



Lower Level - Kitchen



Lower Level - Kitchen



Lower Level - Kitchen



Lower Level - Kitchen



Lower Level - Kitchen

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Photos



Outside Walk-In Freezer



Outside Walk-In Freezer



Private Side Entrance



Fenced in Receptacle Area

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Aerial Photo



**Patrick's
Cedar Chest**



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Section Aerial

Section Aerial



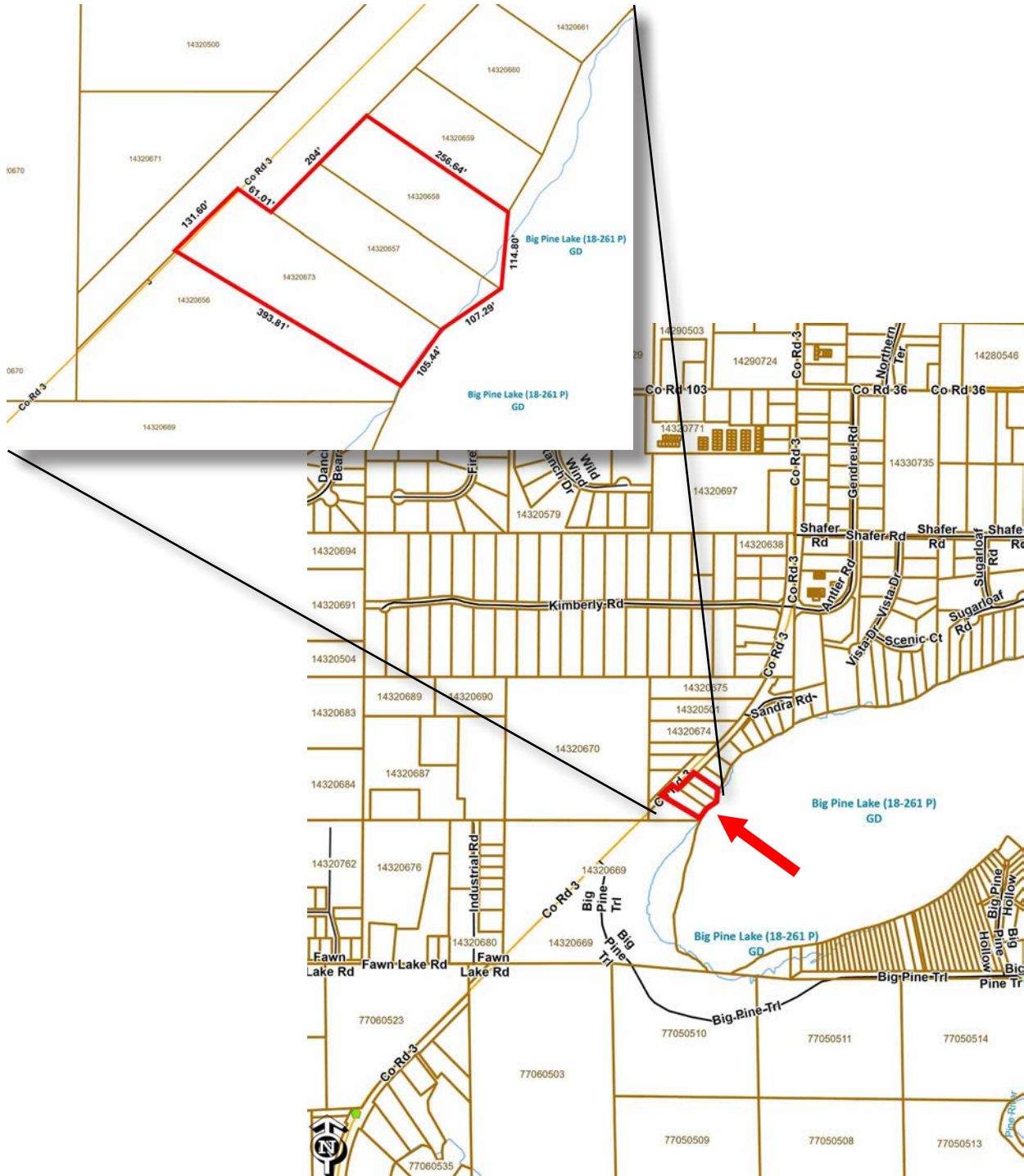
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Section Map



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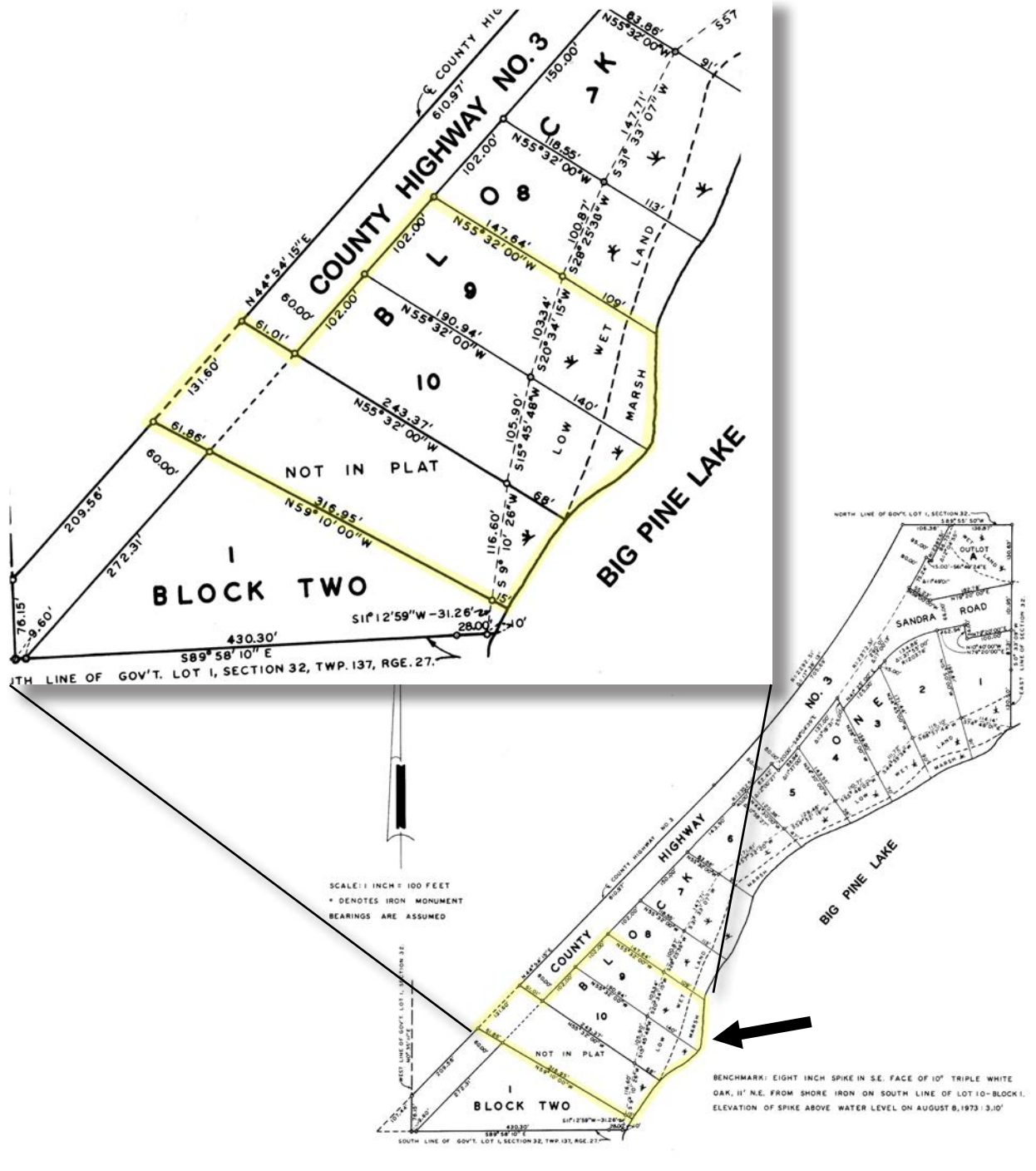
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Sandra's Shore **Plat**



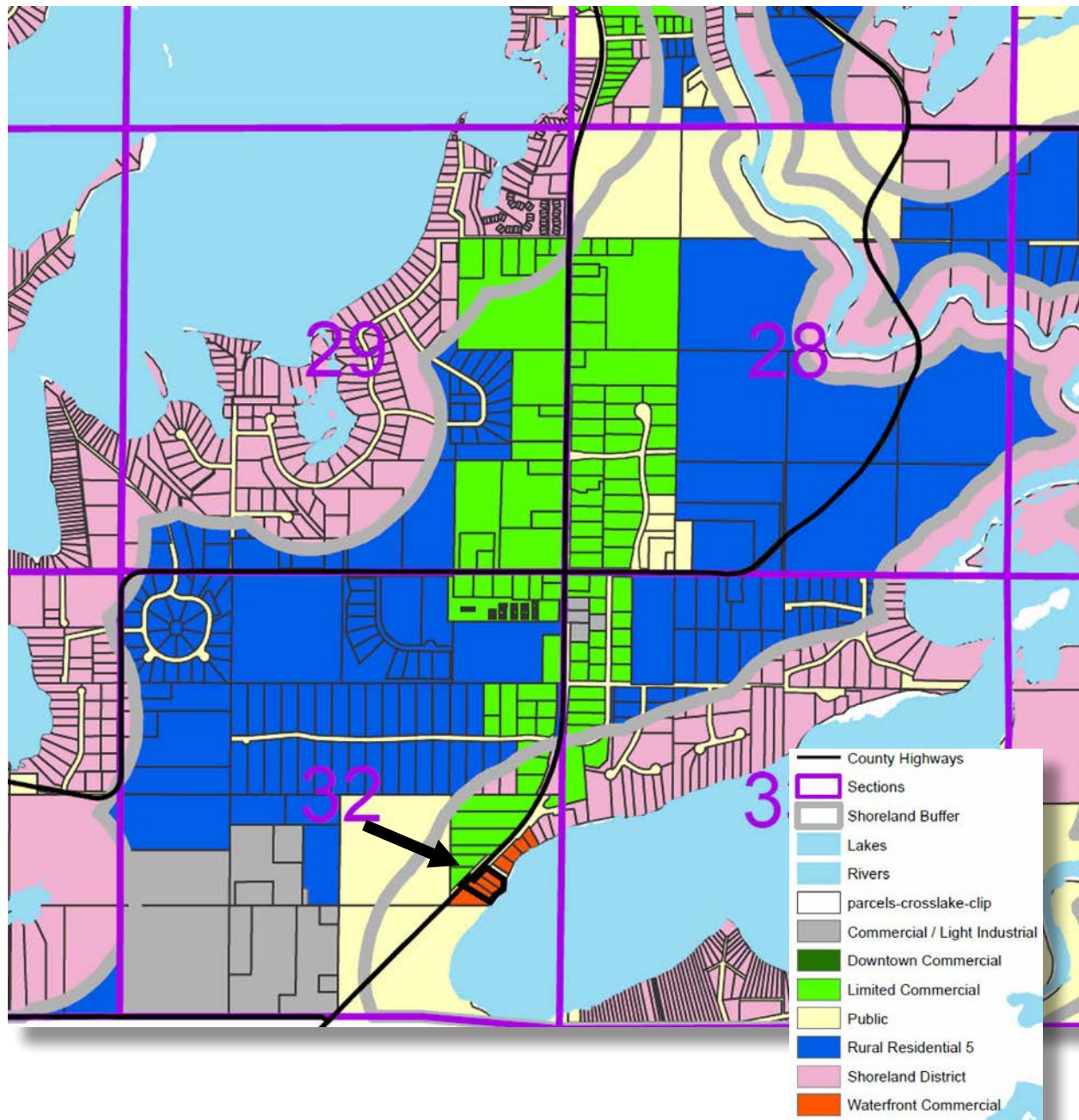
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Zoning Map

Waterfront Commercial



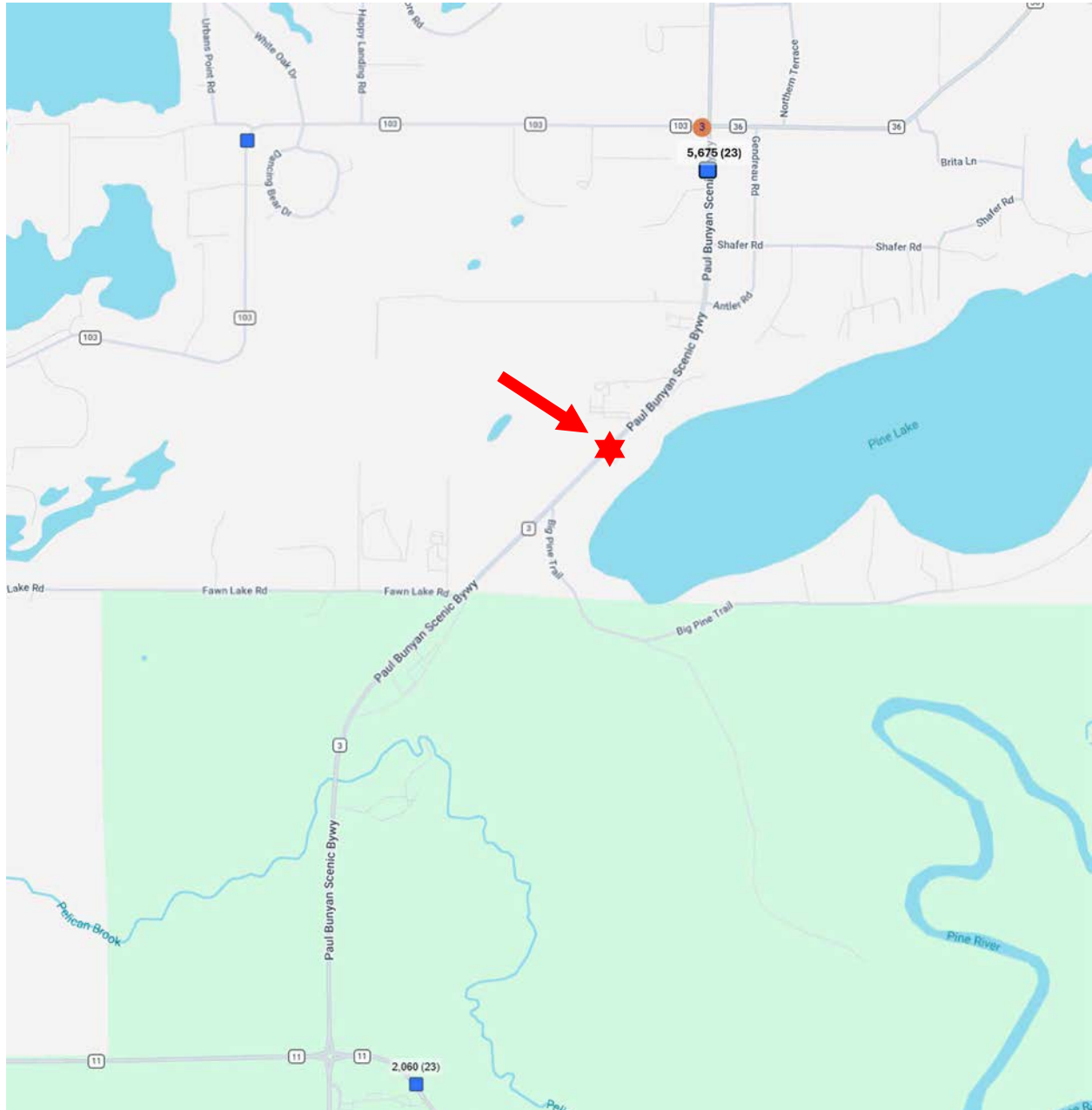
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MNDOT Traffic Counts

Traffic Counts: 5,875 (2023) on CR 3

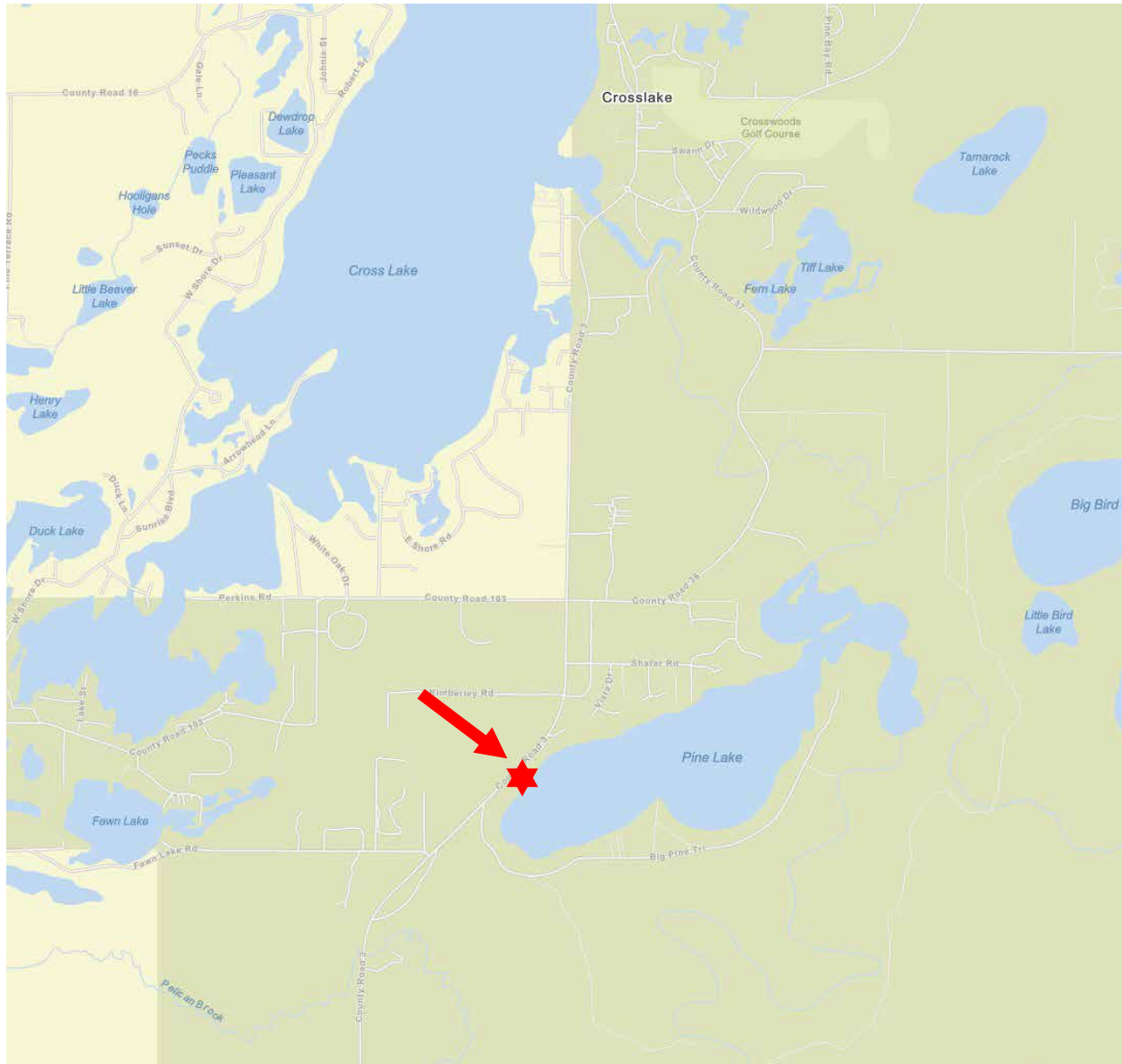


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Location Map



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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
Crosslake	2,799

Estimated Summer Population:

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

Crow Wing County	0.49%
Crosslake	0.33%

Households in 2025:

Crow Wing County	29,595
Crosslake	1,342

2025 Median Household Income:

Crow Wing County	\$79,236
Crosslake	\$89,818

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

2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with
3. consumers what type of agency representation or relationship they desire.⁽¹⁾ The available options are listed below. This
4. is not a contract. This is an agency disclosure form only. If you desire representation you must enter into a
5. written contract, according to state law (a listing contract or a buyer/tenant representation contract). Until such time
6. as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive
7. any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see
8. 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.
10. I/we understand that until I/we have signed a representation contract, I/we am/are not represented by the
11. 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,
15. represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to
16. the Seller/Landlord the fiduciary duties described on page two (2).⁽²⁾ The broker must also disclose to the Buyer
17. material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and
18. significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to
19. rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the
20. Seller/Landlord, they must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any information
21. disclosed to them, except confidential information acquired in a facilitator relationship (see paragraph IV on page
22. two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel from the
23. broker or salesperson.

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

35. III. **Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one
36. broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same
37. broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and
38. means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This
39. role limits the level of representation the broker and salesperson can provide, and prohibits them from acting
40. exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing
41. a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose
42. specific information about them. Other information will be shared. Dual agents may not advocate for one party
43. to the detriment of the other.⁽³⁾

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary
45. duties described below.⁽²⁾ Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd.
46. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the
47. property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)

48. IV. **Facilitator:** A broker or salesperson who performs services for a Buyer/Tenant, a Seller/Landlord or both but
49. does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual
50. Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY
51. DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A
52. WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of
53. confidentiality to the party but owes no other duty to the party except those duties required by law or contained in
54. a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/
55. Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson
56. must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or
57. salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented
58. by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's
59. Broker (see paragraph II on page one (1)).
60.

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

63. ⁽²⁾ 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
67. 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
69. 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. ⁽³⁾ If Seller's/Landlord(s) elect(s) not to agree to a dual agency relationship, Seller's/Landlord(s) may give up the
73. opportunity to sell/lease the property to Buyer's/Tenant(s) represented by the broker/salesperson. If Buyer's/
74. Tenant(s) elect(s) not to agree to a dual agency relationship, Buyer's/Tenant(s) may give up the opportunity to
75. purchase/lease properties listed by the broker.

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

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