



FOR SALE
\$499,000



NORTH STAR COMMERCIAL

**317 Studdart Ave,
Graceville, MN**

Headquarters Bar

Scott Naasz

612.819.8285

scott.naasz@expcommercial.com
www.expcommercial.com

MN #40922534

Adrienne Luera

805.865.5037

adrienne.luera@expcommercial.com
www.expcommercial.com

AZ #SA697589000

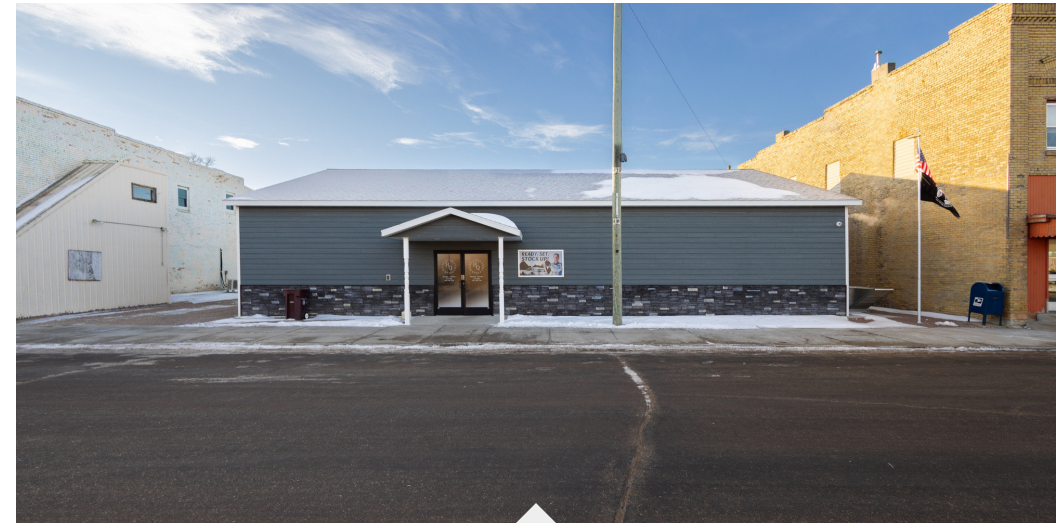
Property Details & Highlights

317 Studdart Ave, Graceville, MN 56240

FOR SALE | \$499,000

Property Type	Retail
Property Subtype	Restaurant
APN	19-0159-000
Building Size	4,213 SF
Lot Size	10,132 SF
Year Built	2019
Number of Floors	1
Average Floor Size	4,087 SF
Parking Spaces	10
Construction Status	Existing
Number of Buildings	1

Prime Business Opportunity in a Thriving Small-Town Location! If you've ever dreamed of owning a business in a charming, tight-knit community, this is your chance! Located in the heart of Graceville, a highly desirable location, this established bar and restaurant—Headquarters—has been a local favorite for over 20 years. Known for its legendary pizza and lively atmosphere, it has become a go-to gathering place. However, you don't have to run a restaurant—bring your own business and make this space your own! With modern facilities, a well-maintained interior, and a prime location, this turn-key opportunity is perfect for entrepreneurs looking to expand or relocate. Whether you're continuing the tradition or introducing something new, the possibilities are endless. Seize this rare chance to establish your business in a welcoming town with a loyal customer base. Schedule a showing today!



- Prime Small-Town Location – Situated in the heart of Graceville, a highly desirable and welcoming community.
- Flexible Business Opportunity – You don't have to run a restaurant, bring your own business and make it your own! Turn-Key Establishment – Fully equipped and impeccably maintained with modern facilities.
- Well-Established Reputation – Over 20 years as a successful bar and restaurant, known for its legendary pizza and vibrant atmosphere.
- Diverse Business Potential – Continue operating as a bar/restaurant or repurpose the space for your own business venture.
- Skilled Staff in Place – A trained team ready to support operations if you choose to continue in the hospitality industry.
- Great Relocation Opportunity – Ideal for entrepreneurs looking to expand or move their business to a thriving community

Scott Naasz

612.819.8285

scott.naasz@expcommercial.com

MN #40922534

Adrienne Luera

805.865.5037

adrienne.luera@expcommercial.com

AZ #SA697589000



**NORTH STAR
COMMERCIAL**
REAL ESTATE ADVISORS

Additional Photos

317 Studdart Ave, Graceville, MN 56240

FOR SALE



Scott Naasz

612.819.8285

scott.naasz@expcommercial.com

MN #40922534

Adrienne Luera

805.865.5037

adrienne.luera@expcommercial.com

AZ #SA697589000



**NORTH STAR
COMMERCIAL**
REAL ESTATE ADVISORS

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Demographics Map & Report

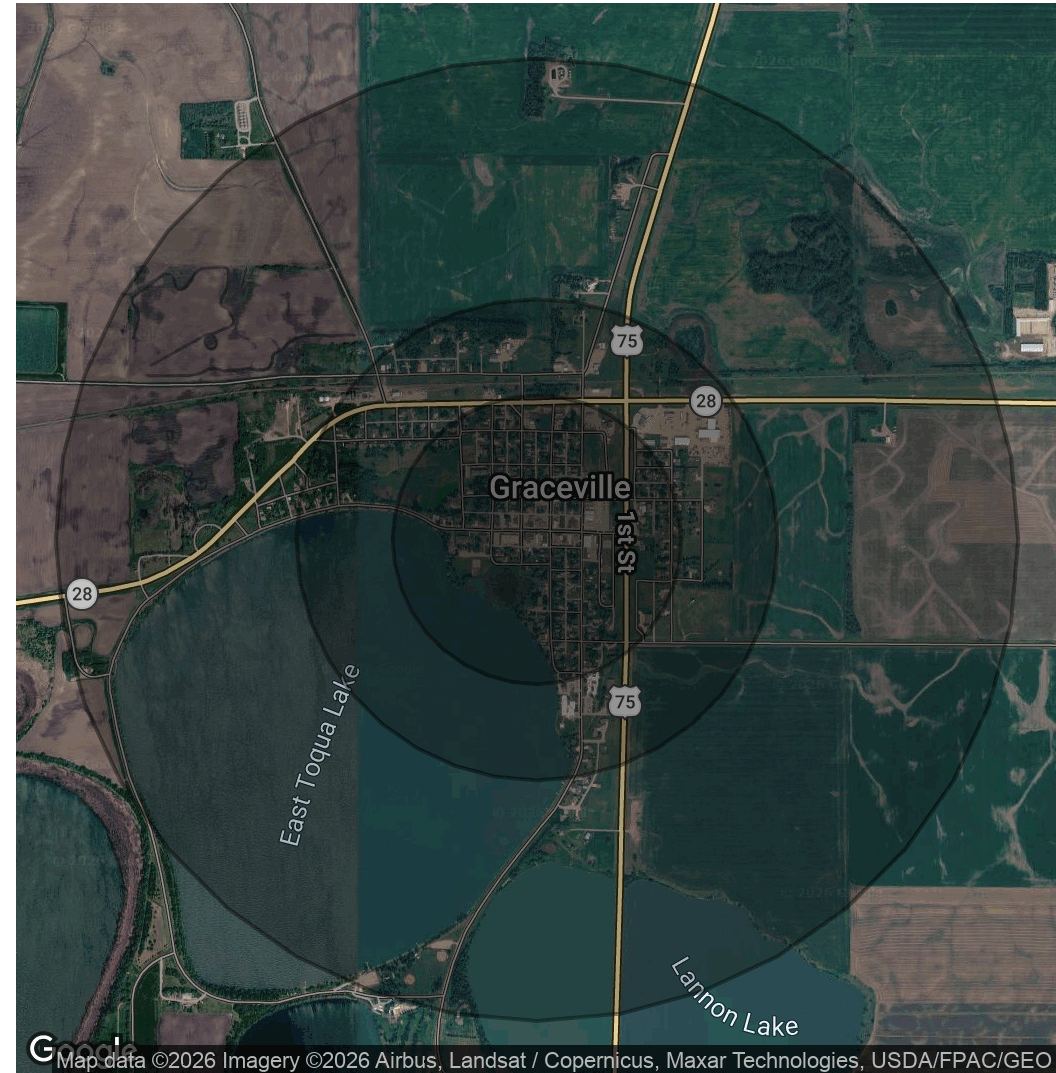
317 Studdart Ave, Graceville, MN 56240

FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	303	445	540
Average Age	49	49	49
Average Age (Male)	47	47	47
Average Age (Female)	51	51	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	140	205	249
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$80,739	\$80,739	\$80,739
Average House Value	\$150,665	\$150,665	\$150,665

2020 American Community Survey (ACS)



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/Geo

Scott Naasz

612.819.8285

scott.naasz@expcommercial.com

MN #40922534

Adrienne Luera

805.865.5037

adrienne.luera@expcommercial.com

AZ #SA697589000



**NORTH STAR
COMMERCIAL**
REAL ESTATE ADVISORS

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Aerial Map

317 Studdart Ave, Graceville, MN 56240

FOR SALE



Scott Naasz

612.819.8285

scott.naasz@expcommercial.com

MN #40922534

Adrienne Luera

805.865.5037

adrienne.luera@expcommercial.com

AZ #SA697589000



**NORTH STAR
COMMERCIAL**
REAL ESTATE ADVISORS

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.