



COMMERCIAL REALTY SOLUTIONS

For Sale

18-Hole Operating Golf Course, Club House, Banquet Ctr
1100 Main Street, Clearwater 55320



PROPERTY INFORMATION

- * Sales Price **\$699,000.00**
- * Total Gross Building is 16,376/sf
- * Constructed 1992
- * Lot is Appx. 118.68 Acres
- * Wright County PID's
 - 104-039-000010 (2018 Taxes \$10,552.00)
 - 104-019-000100 (2018 Taxes \$3,178.00)
 - 104-019-000120 (2018 Taxes \$300.00)
 - 104-019-000130 (2018 Taxes \$220.00)
 - 104-019-000150 (2018 Taxes \$4,200.00)
- * Zoned: PUD Planned Unit Development
- * All Furniture, Fixtures and Equipment Included
- * Equipment List Available Upon Request
- * Businesses in the area include:
Authority Fence, Lion's Park, Clearwater Travel Plaza, Dairy Queen Grill & Chill, D&L Taco Gringo, Coborn's Superstore, USPS, The Kettle, Holiday Station, Tri-County Lumber and more!



Contact:

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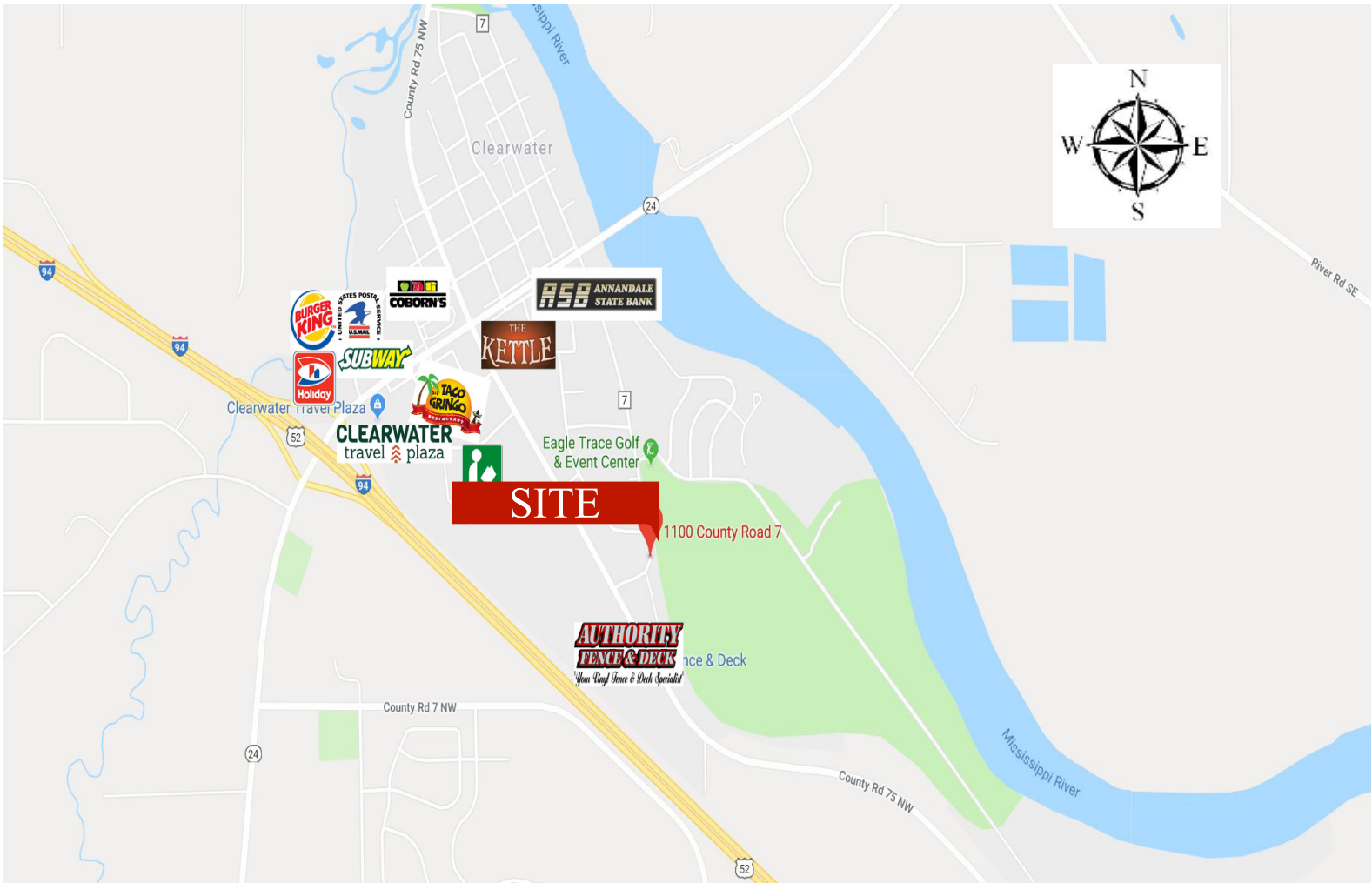
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PROPERTY INFORMATION

- * Located East of I-94
- * St. Cloud is 13 miles North
- * Just 40 miles from Maple Grove

TRAFFIC COUNTS - 2017

- * I-94 - 45,5000 VPD
- * County Road 24 - 15,600 VPD
- * County Road 75 - 4,990 VPD

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Bar Area



Banquet Facility



PROPERTY INFORMATION

- * Clubhouse: 2-Level (masonry and wood framed)
 - Upper Level 5,080/sf (Banquet Facility and Catering Kitchen)
 - Lower Level 4,240/sf (Bar Area w/Kitchen, Locker Room, Pro Shop)
- * Lower Level Walk-Out and Enclosed Porch
- * Full Kitchen
- * Bar Area - Seats 32
- * Conference Center Seats 220
- * Locker Room
- * Well Kept Facility
- * All Furniture, Fixtures & Equipment Included



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PROPERTY INFORMATION

- * 18-Hole Golf Course (Maximum Distance 6,034 yards from back tee)
- * Rating and slope of 69.9 and 129 respectively
- * Maintenance/Cart Shed is 7,056/sf
- * In-Ground Pool
- * Beautiful Course
- * Golf Carts 40
- * All Furniture, Fixtures & Equipment Included

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