



HAMILTON
REAL ESTATE GROUP



FOR SALE

COOP'S EVENT BARN

SOUTHEAST MINNESOTA | INCLUDES 10 ACRES OF BUCOLIC LAND IN DODGE CENTER, MN

- Revenue Producing Event Venue on 10 Acres with a separate residence
- Charming setting with manicured grounds in bucolic Southeast Minnesota farm country
- Population of 200,000 within 30 miles of venue and 90 minutes from Minneapolis and St. Paul
- Separate climate-controlled wedding party preparation lounges
- Modern lavatories located within the event space
- ADA and handicap accessible
- Many upgrades to both the event venue and on-site residence

PRICE: \$850,000.00

**FOR MORE
INFORMATION:**

VISIT OUR WEBSITE

CONTACT

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This well-established Event and Wedding Venue sits on 10 acres of beautiful, manicured land in bucolic Southeast Minnesota farm country. This is a great location with a population of over 200,000 within 30 minutes of the venue and only 90 minutes from Minneapolis and St. Paul. A rustic barn and adjoining auxiliary buildings containing two separate climate-controlled wedding party preparation lounges make it the perfect wedding location. This is a turnkey event venue with all furnishings and fixtures included. The current operators have invested over \$300,000 in improvements (elevator, restrooms, electrical, ADA, safety, landscape and structural) in the past 6 years. Also on-site is a well-appointed 2,700 square foot home with 3 bedrooms, 2 baths, a newly renovated kitchen, and a garage, workshop, and game room. This could be an amazing opportunity for owner occupancy, Bed and Breakfast enhancements, agritourism, and fertile grounds for expansive gardening.



Future opportunities: The current owners have elected to limit events to one per week from mid-May through October and operate with only word of mouth advertising and social media. There is a possibility to not only increase revenues by marketing and increasing available booking dates, but also enhancing services for business meetings, expos, photoshoots, on-site wedding planning/coordination, catering, equipment rental, and more.



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