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Principal Auctioneer, Tyler Maas #55-145; Diane Maas, President



30,500 SQ. FT. OPERA HOUSE AND MIXED USE BUILDING

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**SEALED BID DEADLINE
TUESDAY, SEPTEMBER 20 – 5 PM**

**1907 Historic Batcher Block Opera House
418 2nd Avenue, Staples, MN**

*Great Opportunity
for Retail Space,
Room Rentals,
Condos, Offices,
or Businesses!*



SEALED BID AUCTION



30 Private Rooms for Rental or Sleeping



**1907 Opera House with Original
Balcony, Paintings, and Seating**

AUCTION MANNER OF SALE: Sealed bids will be accepted by Maas Companies until Tuesday, September 20 at 5pm. Sealed Bid offers must be received by the deadline and be accompanied by a first non-refundable deposit of \$20,000 along with a fully completed and notarized Bidder Kit. Bids must be delivered via traceable courier to Maas Companies Inc at 6923 10th Ave. SW, Rochester, MN 55902. Deposit monies are payable to the "Trust Account of Attorney Terry A. Karkela". All bids are subject to Seller's acceptance. At no time may Bidders revoke their Sealed Bid Offers; deposit monies will be returned to non-winning bidder no later than Oct. 11. The Sealed Bid Auction process is binding and offers are non-revocable. Buyers should request and thoroughly review all documents prior to submitting a sealed bid offer. To obtain a Bidder's Kit, please contact the auction company at 507-285-1444.

BROKER PARTICIPATION: Broker Participation is welcome, but not required. A 3% Broker Participation fee will be payable to the qualifying Licensed Real Estate Broker whose client pays for and settles for the real estate. A broker buying on his/her behalf, or on behalf of any business entity in which he/she holds an interest, is not entitled to a commission.

REAL ESTATE TERMS: 10% Buyer Premium. Sealed Bid deadline is Tuesday, September 20 at 5pm. Real Estate Selling Subject to Owner Confirmation. Attorney Terry Karkela, Svingen, Karkela, & Cline PLLP is overseeing the closing. Funds are payable to the "Trust Account of Terry A. Karkela". Real Estate is selling AS-IS, WHERE-IS WITH NO WARRANTIES OR GUARANTEES EXPRESSED OR IMPLIED. See Bidder Kit for complete terms. In all transactions, auctioneer is acting as an Agent for the Seller. All information received from reliable sources believed to be correct but not guaranteed by auction company.



SEALED BID AUCTION

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Sealed Bid Deadline Tuesday, September 20 - 5pm



30,500 SQ. FT. OPERA HOUSE AND MIXED USE BUILDING

418 2nd Ave. NE • Staples, MN 56479

30,500 Total Sq. Ft.

11,500 Cars Passing By Per Day – 3 Sides of Building have Hwy 10 Road View • 30 Rooms for Sleeping or Rental: 15 on 2nd Floor, 15 on 3rd Floor (Formerly Rented as Apartments) • Second Floor Original Ticket Booth • Catering Rooms with Plumbing • 9,000 Sq. Ft. Main Floor/Retail Office Space 90 x 100 • 13,000 Sq. Ft. Off-Street Paved Parking Lot • Large Storefront Windows • 6 Bathrooms, 1 Separate Shower Room – New Plumbing • 5,000 Sq. Ft. of Finished Original Hardwood Floors Restored • Second Floor and Stairwell Carpeting/ Woodwork/Stained Glass all replaced in 2006 • Beautiful Skylight over Main Stairwell • New Glass in 90% of Windows • City Water & Sewage • Heat/Air New In Lobby and New York Room • New Water Heater on Main Floor • New Water Main in Basement/Sprinkler System Ready • Full Basement, Divided into 4 Sections for Storage – Each Section 25' x 90'

Theatre Section:

Large Balcony with Original Theatre Seats • Combined Height from Floor to Ceiling is 2 Stories Original Fresco Painted Walls • Large Stage with Original Lighting and Switchboard 2 Wall Theatre Boxes Overlooking the Opera Hall • Restored Original Wood Floors

Building History:

The 1907 All Original Batcher Block Opera House Theatre area contains the original Fresco painted walls, a large stage, and balcony seating. Seating Capacity Theater Style is 700. In 2004 it was named to the National Register of Historic Places. The current owners brought life back to the building in 2003, re-opening for performances like Louie Anderson, Mickey Rooney and Lamont Cranston. They have given over 10,000 tours and held over 60 shows and private events. The main floor was an existing Antique Mall with over 25 dealers and 7,000 Sq. Ft. of retail. The second and third floors had apartments occupied until the new ownership, at which time it was used as rental space for the local Historical Museum.

MULTI FUNCTIONAL BUILDING! Great Opportunity for Retail Space, Businesses, Developers, Non-Profit Organizations, Art/Music Studios, Nursing Homes, Housing Facilities and More... New Owners may continue restoration with the National Historical Register for Historical Grants/Tax Credit opportunities or the Property can be converted outside the Register.

LOCATION: The Batcher Block Opera House is located downtown Staples, MN, situated off US Hwy 10. Staples is 140 miles northwest of Minneapolis, 75 miles northwest of Saint Cloud, 30 miles west of the Brainerd Lakes Area, and 100 miles Southeast of Fargo, ND. The Opera House is located across from the Amtrak Train Depot. The City of Staples is known for its progressive revitalization of the downtown area.

INSPECTIONS: 12:00 – 5:00 PM

Monday, August 29 • Tuesday, September 6 • Monday, September 19 • Other Times By Appointment

For the Story of Batcher Block Opera House, Visit Our Website For a Video Tour.

Owners: Chris Frost & Colleen Donley

Working with the Minnesota State Historical Society, this Property May be Eligible for Historical Grants/Loans/Tax Credits. Minnesota Legacy Funding is Also Eligible to the New Owners if They Choose to Keep the Listing on the National Register.

REQUEST BIDDER KIT FOR COMPLETE TERMS AND DETAILS!



**Small Cities
Grant Money May
be Available for
Upgrades!**

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AUCTION DIVISION
507.285.1444
Rochester, Minnesota

