



SPACE AVAILABLE:

Building | 9,699 SF
Lot | 83,637 SF (1.92 Acres)

PRICE:

\$3,000,000.00*
* INCLUDES BUILDING + REAL ESTATE

\$3,750,000.00*
* INCLUDES BUILDING, REAL ESTATE & BUSINESS

HIGHLIGHTS:

- Ale Works is a reputable, well-established business primed for new ownership. Sale includes 100% ownership of Ale Works, and the real estate. Inventory also available at additional cost. Bismarck Brewing would consider the sale of their business, brewing equipment, and inventory depending on the buyer's plan for the building.



Steve Ilse
Commercial Realtor® | Partner
701.223.2450
steve@aspengroupprealstate.com



Charles Reichert
Commercial Realtor® | Partner
701.223.2450
charles@aspengroupprealstate.com

424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPPREALESTATE.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

EXECUTIVE SUMMARY

THE BUSINESS

A locally owned full service restaurant, with a full liquor, beer, and wine license in Bismarck, ND. Bismarck Brewing brews beer on-site and leases a portion of the building from Ale Works, for a tap room and brewing. They operate as a separate business.

TRANSACTION

Ale Works is a reputable, well-established business primed for new ownership. Sale includes 100% ownership of Ale Works, and the real estate. Inventory also available at additional cost. Bismarck Brewing would consider the sale of their business, brewing equipment, and inventory depending on the buyer's plan for the building.

REASON FOR THE SALE

The owner is planning for retirement.

GEOGRAPHY

Ale Works is located in North Bismarck just off of Highway 83.

PRODUCT/SERVICE

Ale Works offers a variety of German and other gastro pub food, focusing on fresh, made from scratch cooking. Bismarck Brewing beer is offered, along with other beer and ciders on Ale Works' 30 tap system. An additional 20 taps are located in the Bismarck Brewing Tap Room, located in the loft space of Ale Works.

MARKET

Ale Works is considered a destination place for a "nicer dinner", "date night", "great schnitzel", "awesome, pet friendly, patio", according to many of their guests. The current market for the majority of Bismarck is dining out where they can get value for their meal, good service, and a pleasant atmosphere based on the event.

ASKING PRICE

\$3,000,000.00*

** INCLUDES BUILDING + REAL ESTATE*

\$3,750,000.00*

** INCLUDES BUILDING, REAL ESTATE & BUSINESS*

424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALESTATE.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

COMPANY HIGHLIGHTS



Ale Works was founded in 2017 by Timothy & Robin Bopp, along with Bismarck Brewing by Jordan Everaert, & Peter Bopp.



Ale Works sits on a 83,637 SF lot and operates out of 6,559 SF of the building. The additional 3,110 SF is occupied by Bismarck Brewing

**Another 27,284 SF vacant lot sits to the west of Ale Works*



Ale Works serves customers ranging from 21-90 that are middle to higher income, and has a 4.2/5 stars on Google.



Ale Works provides call in and pick up ordering.



Ale Works averages around 1 million/year in food & alcohol sales.

SWOT ANALYSIS

S

STRENGTHS

- Unique, homemade food options and craft beer.
- A quiet atmosphere, relaxed seating
- Made from Scratch Food, focusing on Fresh!
- Brewery On-Site
- Largest Pet Friendly Patio in Bismack/Mandan

W

WEAKNESSES

- Difficulty with lower operating costs that come with franchises that can broker lower pricing due to volume for food & other products needed.
- Greatly affected with a decrease in customer traffic when large events occur in Mandan or Downtown Bismarck.
- Could increase marketing posts on Facebook & Instagram
- Could take advantage of Geo Fencing, and targeted market mailing.
- Limited operational hours
- Limited availability of qualified staff

O

OPPORTUNITIES

- Host Events with Live Music
- Potentially offer counter service to offset labor shortages
- Building/Event Rental
- Land to the West available for an addition of a "Venue Space"
- Bring Back Sunday Brunch
- Offering Longer Hours
- Turn the entire building into a "brewery" that offers food along with the "brewery" atmosphere

T

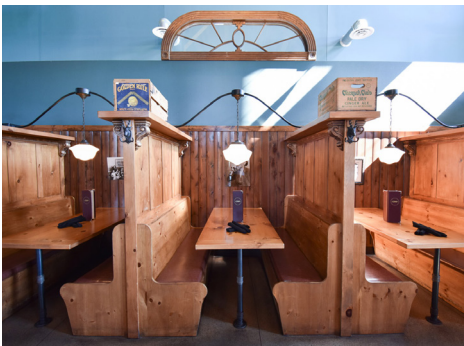
THREATS

- National Chains
- Other Local Restaurants in the area

424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALESTATE.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

INTERIOR PHOTOS



424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALESTATE.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

INTERIOR PHOTOS



424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALESTATE.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

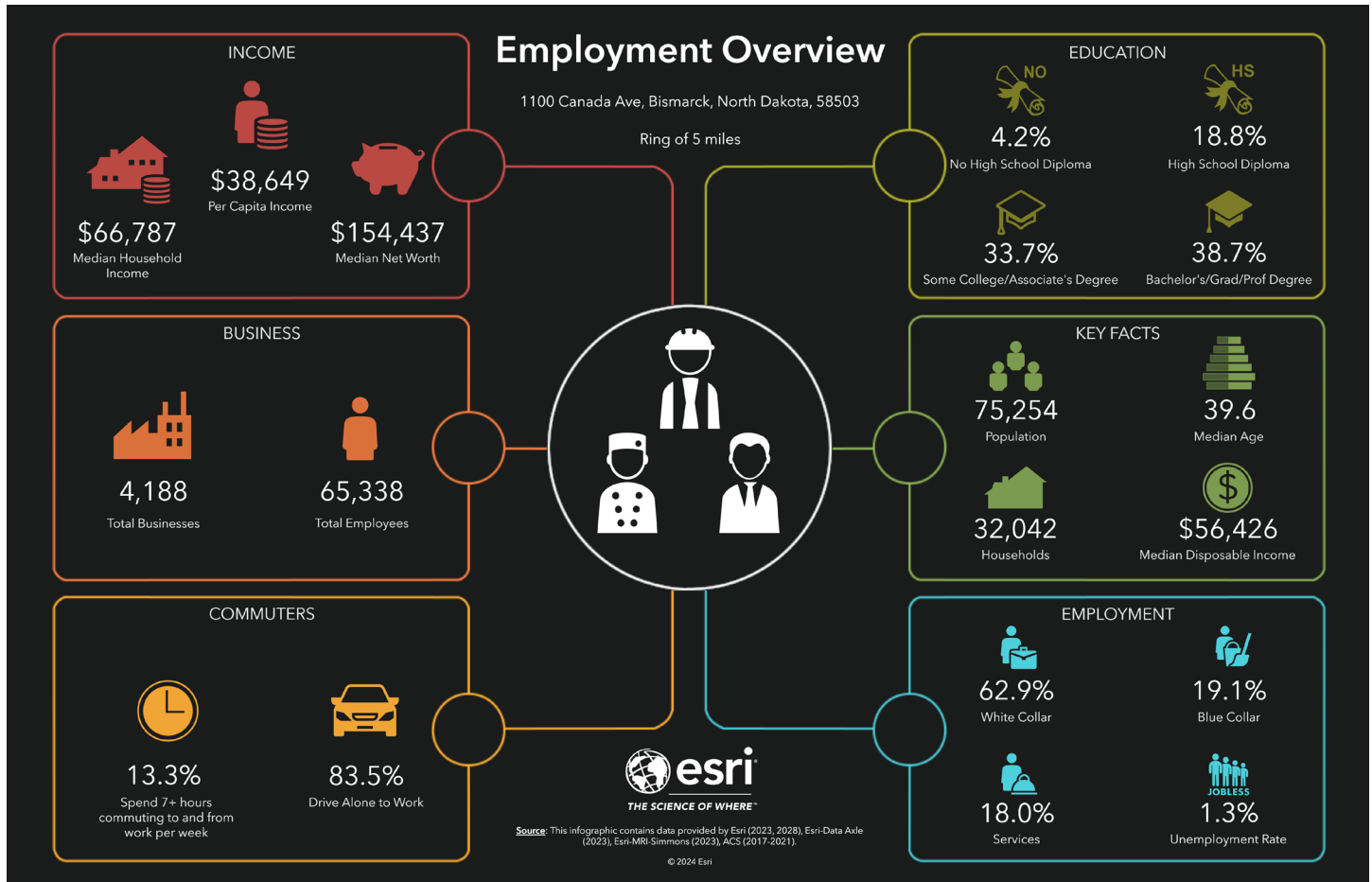
EXTERIOR PHOTOS



424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALESTATE.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

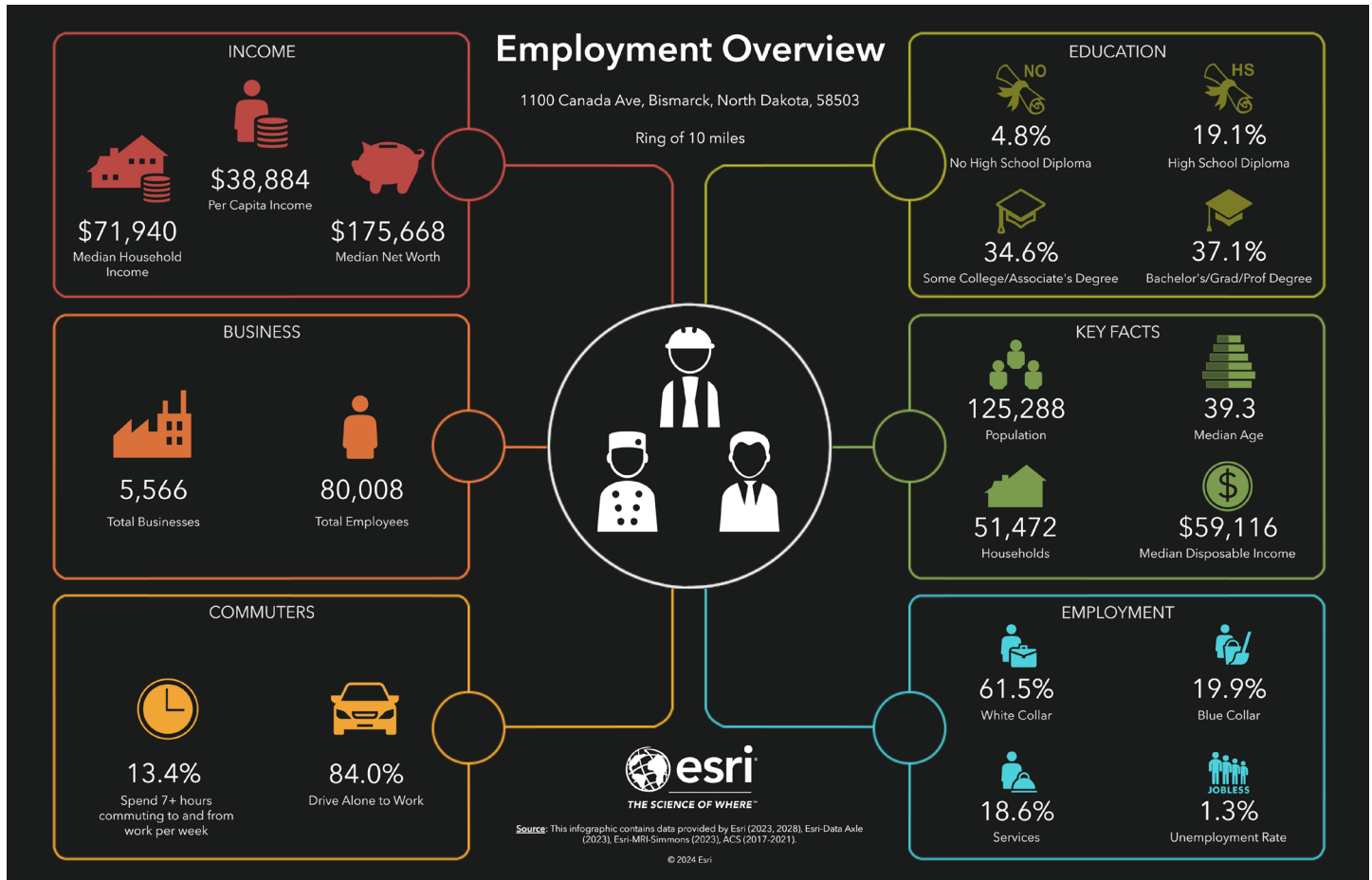
AREA DEMOGRAPHICS - 5 MILES



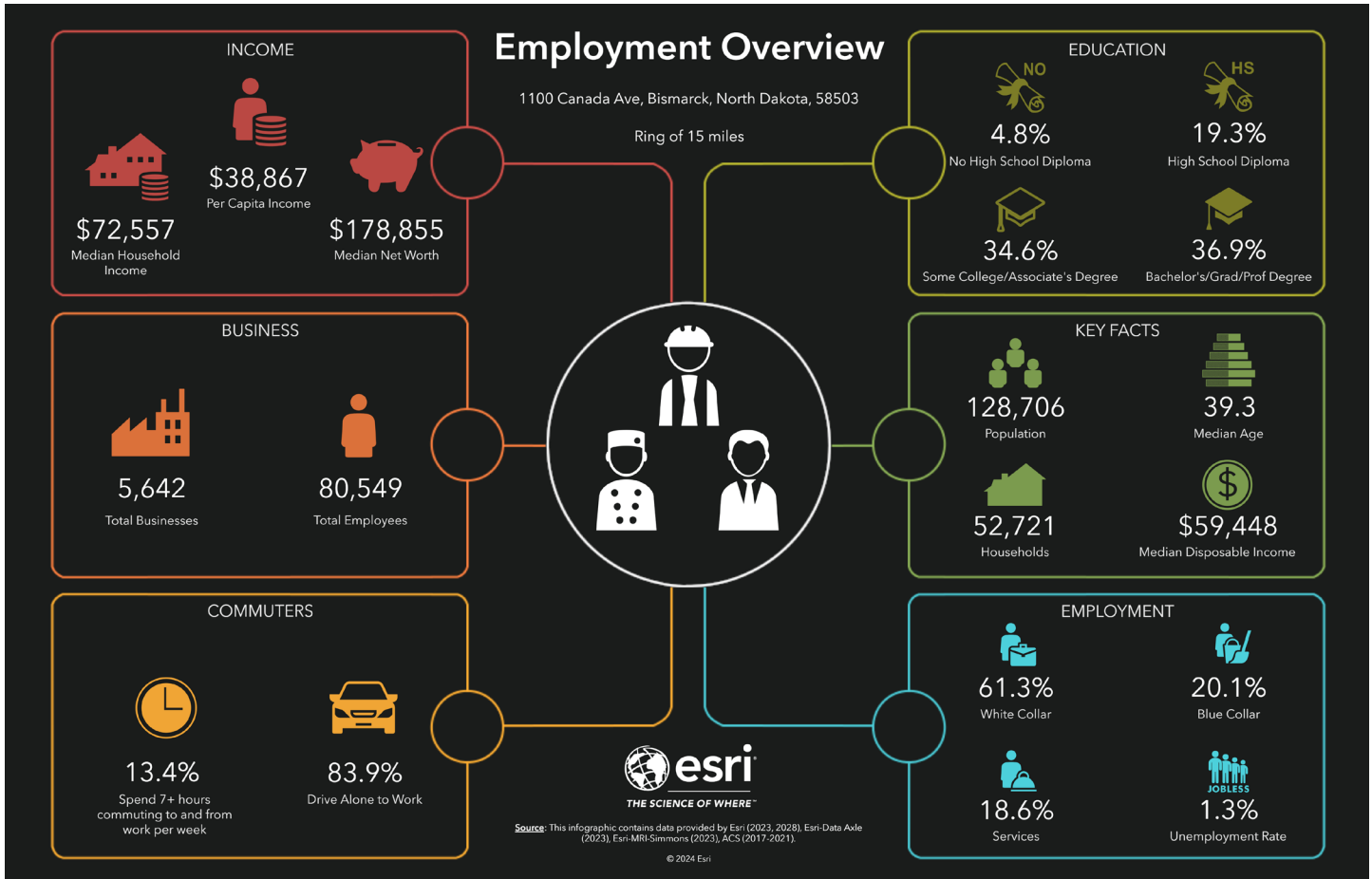
424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALESTATE.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

AREA DEMOGRAPHICS - 10 MILES



AREA DEMOGRAPHICS - 15 MILES



424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALESTATE.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

LOCATION MAP



424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALESTATE.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.