

NORTHERN LIGHTS BALLROOM & BANQUET

10376 112th Avenue, Milaca, MN 56353

**CENTURY 21
COMMERCIAL.**

Moline Realty, Inc

Carrie Gibbs, Broker/Owner
Ronald Nelson, Co-Listing Agent
CENTURY 21 Moline Realty, Inc

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NORTHERN LIGHTS BALLROOM & BANQUET

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PROPERTY INFORMATION

PURCHASE PRICE
\$1,499,000.00

PROPERTY ADDRESS
10376 112th Avenue
Milaca, MN 56353

YEAR BUILT
2006

PROPERTY SIZE
13,000 Sq. Ft.

LAND SIZE
5.02 Acres

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10376 112th Avenue
Milaca, MN 56353

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

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PROPERTY OVERVIEW

Northern Lights Ballroom & Banquet Center offers a turnkey opportunity to acquire an established, purpose-built event venue on 5 acres off U.S. Highway 169 in Milaca, MN. Built in 2006, the 13,000-sq-ft facility seats up to 400 guests and hosts weddings, corporate events, fundraisers, and community gatherings. Features include a divisible ballroom, private dining/bridal suite, full commercial kitchen, walk-in cooler/freezer, and active liquor license. The sale includes real estate, business, goodwill, and FF&E a true turnkey opportunity for hospitality operators or investors seeking an award-winning, established event destination with transferable bookings.



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PROPERTY DETAILS

PURCHASE PRICE \$1,499,000.00

PROPERTY ADDRESS 10376 112th Avenue, Milaca, MN 56353

YEAR BUILT 2006

PROPERTY SIZE 13,000 Sq. Ft.

LAND SIZE 5.02 Acres (218,671 Sq. Ft.)

The property consists of approximately 13,000 square feet situated on 5.02 acres just off U.S. Highway 169, south of Milaca. The building features a durable, purpose-built construction with a full commercial kitchen and back-of-house support space designed for high-volume event operations.

Interior space includes a large ballroom with a soundproof divider, a private dining room/bridal suite, a front lobby with portable bar, coat room, and private staff quarters. Approximately 200 vehicles can be accommodated in the gravel parking area, supporting large-scale events and peak-season bookings.

Investment Highlights

- Established, purpose-built event venue and catering business
- Approximately 13,000 sq. ft. facility on 5.02 acres
- Accommodates up to 400 guests with flexible room configurations
- Full commercial kitchen with walk-in cooler and walk-in freezer
- Active liquor license
- State-of-the-art fire sprinkler system with dedicated water reservoir
- Compliant septic system
- Parking for approximately 200 vehicles
- Prime U.S. Highway 169 frontage just south of Milaca

PROPERTY DETAILS

- Outstanding reputation across review platforms:
 - The Knot: 4.9 stars
 - WeddingWire: 4.8 stars
 - Facebook: 4.8 stars
 - Google: 4.6 stars
 - Award-winning venue with a decade-plus track record of industry recognition (see Awards & Recognition) Existing event bookings may be transferable to buyer.
 - Interactive 3D Matterport® tour available
-

AWARDS & RECOGNITION

Northern Lights Ballroom & Banquet Center has built a distinguished reputation within the wedding and events industry, earning recognition from several of the industry's leading platforms:

- **The Knot Best of Weddings** — Winner for seven consecutive years: 2019, 2021, 2022, 2023, 2024, 2025, and 2026, placing the venue in the top 5% of wedding professionals worldwide
- **The Knot Best of Weddings Hall of Fame** — Inducted in recognition of sustained, multi-year excellence
- **WeddingWire Readers' Choice Award** — 2013
- **Town & Country Readers' Choice Award for Best Banquet Hall** — Multiple consecutive years

The Knot is one of the largest platforms in the wedding industry, and consistent recognition across nearly a decade — including Hall of Fame status — reflects a sustained standard of excellence and a business with deep-rooted community trust.

EVENT HISTORY & BUSINESS PERFORMANCE

Northern Lights Ballroom & Banquet Center has hosted a consistent, diversified volume of events year over year, with weddings serving as the core of the business alongside a strong mix of corporate, community, and seasonal bookings.

PROPERTY DETAILS

Event Type	2023	2024	2025	2026	2027	2028
Weddings	56	46	33	34	8	—
Fundraisers	1	4	2	3	2	—
Company Holiday Parties	—	5	4	2	1	—
Dinner Concerts	—	—	1	—	—	—
Rehearsal Dinners	—	4	5	4	3	—
Off-Site Catering	—	8	4	3	3	—
Meetings	—	6	8	4	4	—
State Testing	—	3	3	3	3	—
Proms	4	4	5	6	5	2
Celebrations of Life	—	1	2	2	1	—
Car Shows	—	1	1	1	1	—
Class Reunions	—	—	—	1	—	—
Anniversary Parties	—	—	—	1	—	—
Total Events	92	82	61	61	15	2

Note: 2027 and 2028 figures reflect bookings on the calendar to date and are expected to grow, as brides, grooms, and repeat corporate clients continue to inquire about and reserve open dates — including fall/winter 2026 dates still being booked and returning businesses scheduling upcoming holiday parties.

PROPERTY DETAILS

FURNITURE, FIXTURES & EQUIPMENT

The following items are included in the sale unless otherwise noted.

Kitchen & Food Service Equipment

Commercial cooktop	Double oven
Range	Exhaust fan/hood
Walk-in cooler	Walk-in freezer
Ice machine	Refrigerator
Dishwasher	Prep station
Shelving and racks	Warming table
Cookware/utensils	Pre-piped fire suppression system

Building & Utility Systems

Forced air, zoned heating (naturalgas)	Central air conditioning
Gas water heater	Water softener (owned)
Air-to-air exchanger	Indoor sprinklers
Security lights & security system	Washer & dryer
Microwave	Stainless steel appliances

PROPERTY DETAILS

Other Included Assets

Furniture, fixtures & equipment (FF&E)	Business goodwill
Pole sign	Portable bar
Central sound system	Coat room fixtures

LOCATION OVERVIEW

Northern Lights Ballroom & Banquet Center is located along U.S. Highway 169 just south of Milaca, Minnesota, offering excellent visibility and convenient access for guests traveling from throughout Central Minnesota. The free-standing, level 5-acre site provides ample parking and room for future site improvements, while its highway frontage supports strong recognition for both event guests and prospective clients.

DUE DILIGENCE & DISCLOSURES

Showings are by appointment only and must be coordinated through the listing broker around scheduled events; please do not contact owners or employees regarding the sale. Financial statements, booking history, equipment/FF&E inventory, and other proprietary business information will be made available to proven, qualified buyers upon execution of a Non-Disclosure Agreement (NDA) and proof of financial ability to purchase.

Sale includes the real estate, established business, goodwill, furniture, fixtures, equipment (FF&E), and transferable assets, subject to seller inventory. Existing event contracts and future bookings may be transferable to the buyer. Food, beverage, and other consumable inventory, if any, will be inventoried and purchased separately at closing. Possession is negotiable, and the seller is willing to provide training and transition assistance to facilitate a successful ownership transfer.

Buyer and/or Buyer's agent are advised to independently verify all information contained herein, including but not limited to measurements, zoning, permitted uses, licensing/permitting requirements, and applicable restrictions with the applicable governing authorities.

PROPERTY PHOTOS



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