



RETAIL FOR SALE

301 Minnesota Ave N (CR 1), Aitkin, MN 56431

C|C CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com

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301 Minnesota Ave N, Aitkin, MN 56431

Features

The Historic Butler Building.

Rare opportunity to purchase Aitkin's Historic Opera House. The building sits on a corner location just a block off of Main Street, providing easy access and high traffic counts - both vehicle and pedestrian. Building offers main level retail - currently 3 tenants with additional space available, including shared office space. The upper level houses a beautiful ballroom/special event space - including tables and chairs for seating up to 200 people. Lower level is currently used for storage.



Address:	301 Minnesota Ave N (CR 1), Aitkin, MN 56431
Directions:	From the stoplight intersection of Hwy 210/Hwy 169 (2nd St NW) and Minnesota Ave - North on Minnesota Ave 1 block - Butler Building is at the NW corner of Minnesota Ave and 3rd St NW
Lot Size:	18,926 sq. ft. (0.43 Acres)
Lot Dimensions:	Approx. 100' x 190' x 55' x 95' x 40' x 25' x 80'
Building Size:	22,164 sq. ft. Total
Main Level:	7,388 sq. ft. (Retail Spaces)
Upper Level:	7,388 sq. ft. (Event Space & Storage)
Lower Level:	7,388 sq. ft. (Storage)
Purchase Price:	\$399,000
2020 Real Estate Taxes:	\$9,806

Continued on next page.

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Features

Water & Sewer:	City
Utilities:	Electric: Separate meter to each retail space Gas: Meter-reader at each retail space - One building bill
Electric:	4 (200 Amp) Panels
Lighting:	Fluorescent & Incandescent
Heating:	Natural Gas Forced Air
Cooling:	Central Air - Electric Ground Units
Year Built:	1903
Remodeled:	2012 - Including New Electric & Gas
Construction:	Brick
Foundation:	Stone
Roof:	Flat Rubber Membrane - New in 2012
Exterior:	Brick
Bathrooms:	2 Common Restrooms (Women's Room & Men's Room)
Floor Drains:	5 (Restrooms & Mechanical Rooms)
Parking:	Parking Lot to the West & North of the Building plus On-Street Parking
Frontage:	100' along Minnesota Ave N and 190' along 3rd St NW
Zoning:	DMU - Downtown Mixed Use
PID#:	56-1-018200

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Features

- Legal Description:** W 70 ft of S 25 ft of Lot 4 & all of Lot 5 less parts in Doc #169610 & all of Lot 6 & parts of Lot 7 & 8 in Bk 49 DDS P 449 & Doc #170423 Blk 28, Plan of Aitkin
- Current Tenants:** Aitkin Chamber of Commerce, Minnesota Mobility Systems and Miracle Ear
- Neighboring Businesses:** Located in downtown Aitkin, nearby businesses include Pop's Vape Shop, Block North Brew Pub, Lorrie's Hair Studio, Dac-Mart Thrift Store, Eye Care Center, Carroll Chiropractic, Guide Point Pharmacy, Rialto Theater, Gramma's Pantry & Market, The Beanery, Wise Skye Gifts, plus numerous others.
- Shared Office Space:** There is Shared Office Space (SOS) located in Space D of the floor plan. This conference room facility is outfitted with computers, printers, 60" TV, and projection capabilities, for up to 20 people. It features high speed broadband and is accessible 24/7. Entry is safe and secure via key code.
- Banquet Inventory:** Purchase Price includes banquet inventory for seating 200 people, including 60" rounds, high tops, 8' rectangles plus three sets of tablecloths (red, black and white).
- Equipment:** Snowblower included with building

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Aitkin Opera House Building was built in 1903 and was the cultural center of the community.

Aitkin sprang from the wilderness in 1871, materializing where the Mississippi and the railroad met. The settlement was a wild frontier lumber town and riverboat transportation center that swarmed with lumberjacks each summer as the 'boys' came to town to spend their paychecks in the 16 saloons and various 'bawdy houses' in the community.



Knifings, shootings and street brawls, involving men fresh from the lumber camps, weren't uncommon in the early days. In sharp contrast, church socials, costume balls, literary clubs and theatre groups were equally commonplace.

In 1902, Samuel Hodgeden sought to enhance the cultural offerings of the community by constructing a new building that would contain a beautiful opera house. He traveled to Chicago and New York to visit the best opera houses in those cities to formulate plans for his own design.

The original building was a two-story structure with a footprint of 50' x 75'. One year later, Hodgeden expanded the original structure to double its size, making the total length 150'. Unlike the first section built a year earlier, this added section was constructed with bricks made in Aitkin from Mississippi mud and fired locally.

Many historians credit the birth of the shopping mall to the 1960s. The community of Aitkin challenges this theory. In the early 1900s, Aitkin's opera house building housed a general merchandise store, bank, barber shop, hardware store, seed & feed warehouse, buggy & wagon shop, bath house, and the opera house—all under one roof!

A person could arrive in town by train or steamboat and could quite literally walk in the front door of the Hodgeden-MacDonald building and buy feed and hardware needed to start up their homestead, get needed food and clothing, a wagon and team to haul everything, a shave, a bath, take in a vaudeville performance at the opera house and get a bank loan to pay for everything—all without ever having to leave the building! Truly cosmopolitan.

Judy Garland on the Opera House Stage

Vaudeville acts, lantern-slide presentations, home theatre productions, high school plays, lectures and ballroom dancing were the typical fare of Aitkin Opera House offerings. The opera house was located on the second floor of the building. It featured folding chairs as seating that could be removed for ballroom dancing. The walls were covered to window sill height with oak paneling that Sam Hodgeden had manufactured from oak cut near Aitkin. The panels were milled in Little Falls, numbered as to placement and shipped back to Aitkin for installation.



The new opera house sported a ticket window, men's and ladies' lounges, and dressing rooms. The expansive stage was trimmed with oak carved in ornate floral scrollwork and was accented with Roman-style pillars. The Aitkin Opera House remained in use until just before World War II. After the war, it was used as a furniture store for a few years and later was the first home to the local American Legion club.

As fate would have it, the Aitkin Opera House stage became a springboard for careers on the silver screen. One such performer was the youngest of a vaudeville trio from Grand Rapids called the Gumm Sisters. This vaudeville act performed in theatres around Minnesota and surrounding states.

Appearing on stage was three-year-old Francis Gumm who would mature and become Hollywood's Judy Garland.

Judy Garland returned to Aitkin again shortly after her most memorable role in the Wizard of Oz, during a return visit to Grand Rapids. She made a point to visit the former place of employment of a fellow MGM star and former performer at the Aitkin Opera House...Warren William.

A youthful Warren Krech was not content helping out in his father's newspaper, the Aitkin Age. He dreamed of a career on the stage, and enjoyed hamming-it-up to local audiences in every home theatre role he managed to get at the opera house.

Later, Krech would end up in Hollywood as one of MGM's hot properties (along with Judy Garland). Krech changed his name to Warren William and played many starring roles.

He was the original Perry Mason. He played Marc Anthony in Cecil B. DeMill's epic Cleopatra., and was in the original Wolf Man .film, just to mention a few of his notable roles.

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www.TheButlerBuilding.org

Restoration Plan

The current owners purchased the historic Butler building for the purpose of restoring it to its original grandeur and contributing to the economic vitality of downtown Aitkin. The plan allows for main level retail, upper level theatre and event/entertainment space, and the lower level featuring two restaurants.

Upper Level - Banquet Room



The upper level Opera House will feature flexible event space for community and business events, a stage for performances, and social events such as weddings, graduations, anniversaries, recitals, concerts ... you name it!

Farmers Market



Main Level Retail & Shopping



First floor renovation is complete with room for five quality retailers who want to be part of Aitkin's re-birth. With spaces ranging from 460 to 650 square feet.

Lower Level - The Grotto



The final phase of the project is the lower level Grotto, which will host two restaurants along with special events and performances and will capitalize on the 30" thick rock foundation as a dramatic backdrop for the interior design.

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Banquet Rentals



Second Floor:
Main Opera House (3500 square feet)
Buggy Warehouse (2500 square feet)
Options Available: (tables, chairs, stage,
lighting, catering, decoration, etc.)

Rental information ...

Monday through Thursday: \$200 a day

Friday/Saturday/Sunday: \$500 for non profits
\$750 For profits

Weddings: \$1,000

Feel free to contact us or to set up a time when we can visit about your business/retail ideas, or to engage the Opera House grand ballroom or even the funky carriage warehouse on the second level for your special occasion.

Lynne Jacobs: 218-820-8790 lynne@thebutlerbuilding.org
Sylvia Allen: 218-678-2441 sylvia@thebutlerbuilding.org

TBP Management, Inc.
301 Minnesota Avenue North
Aitkin, MN 56431
218-678-2441

www.thebutlerbuilding.org

Celebrate!
at Aitkin's
Grand Old Opry

Social or Business Gatherings AT THEIR BEST

What you dream up, Butler's will help you make it happen!

- Weddings
- Anniversaries
- Conventions
- Large Club Meetings
- Concerts
- Theater
- Business Conferences
- Family Reunions
- Gala Balls
- Children Activity Days
- Merchandise Shows
- Wine Tasting Events

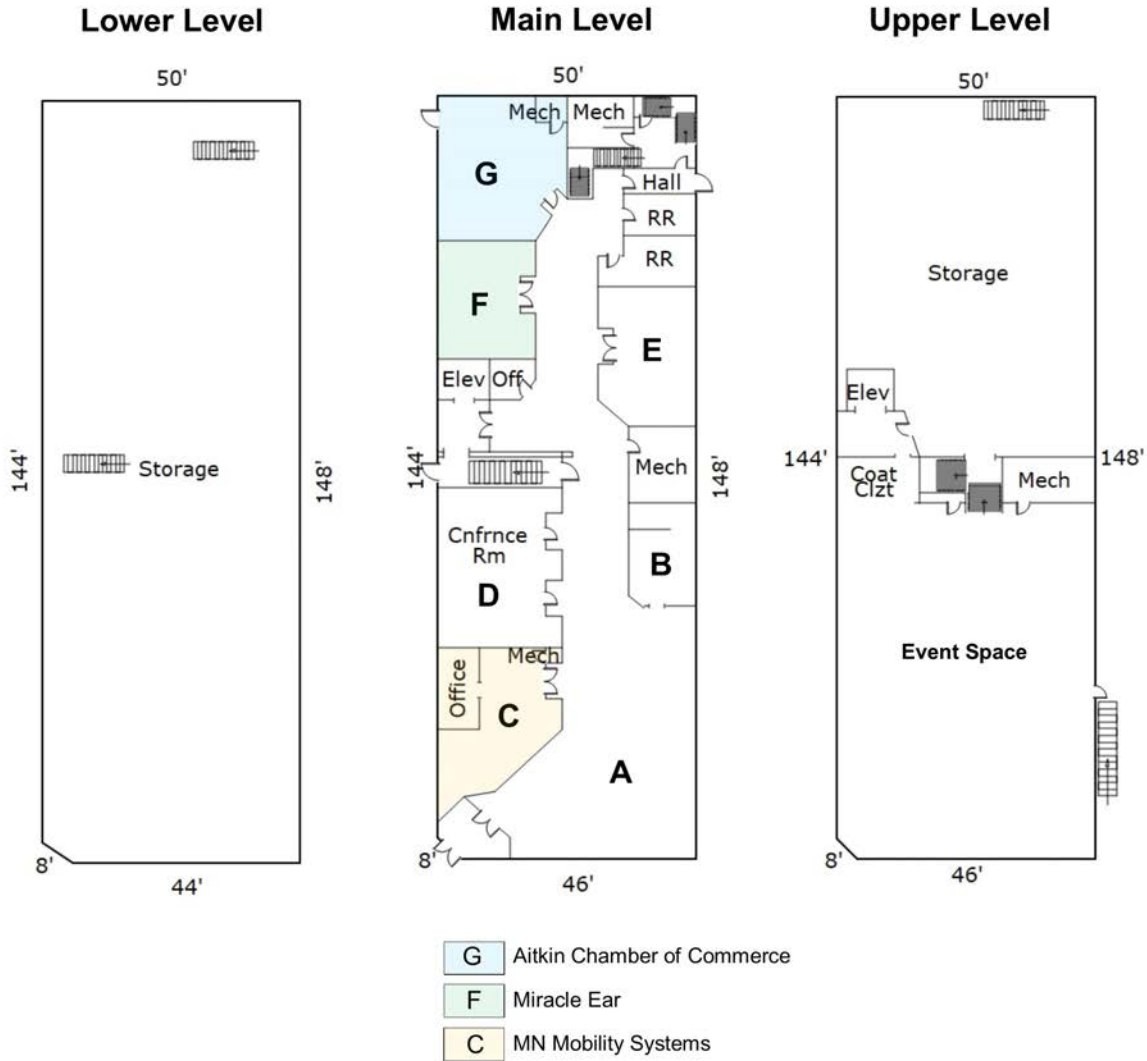


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Floor Plan



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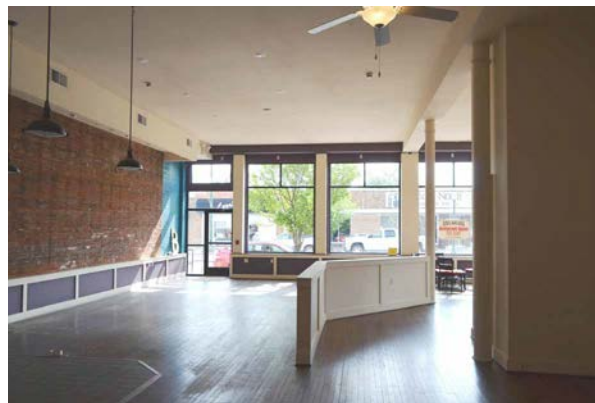
The Butler Building



Main Level - Space A



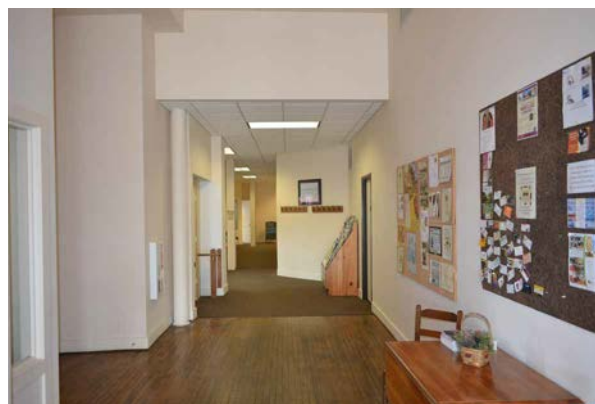
Main Level - Space A



Main Level - Space A



Main Level - Space B



Main Level - Hallway to Spaces

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Main Level - Space C



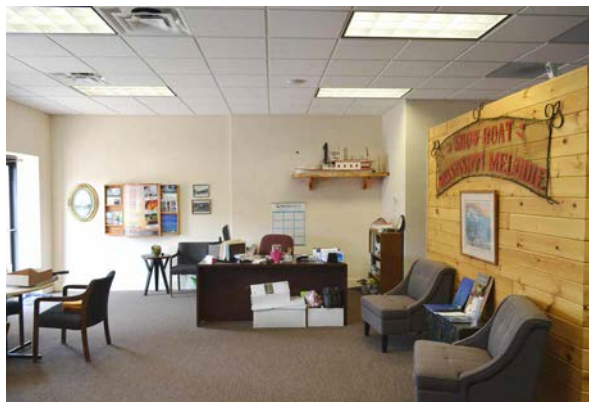
Main Level - Space D



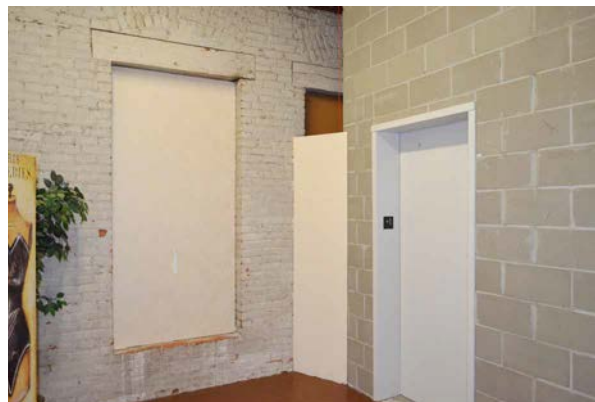
Main Level - Space E



Main Level - Space F



Main Level - Space G



Elevator

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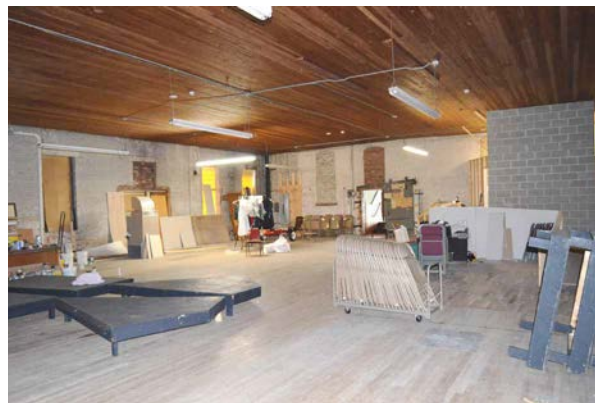
Upper Level - Event Space



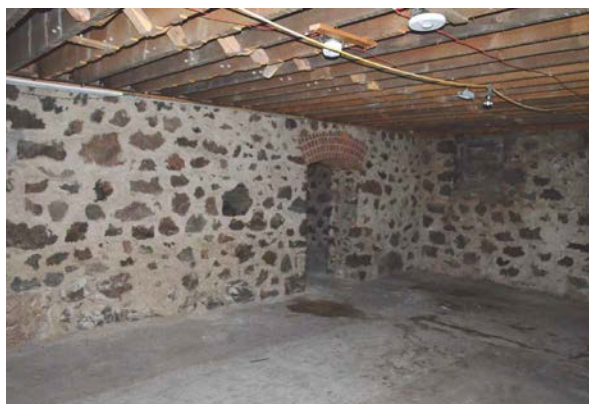
Upper Level - Event Space



Upper Level - Storage



Upper Level - Storage



Lower Level - Storage



Lower Level - Storage

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Aerial Photo



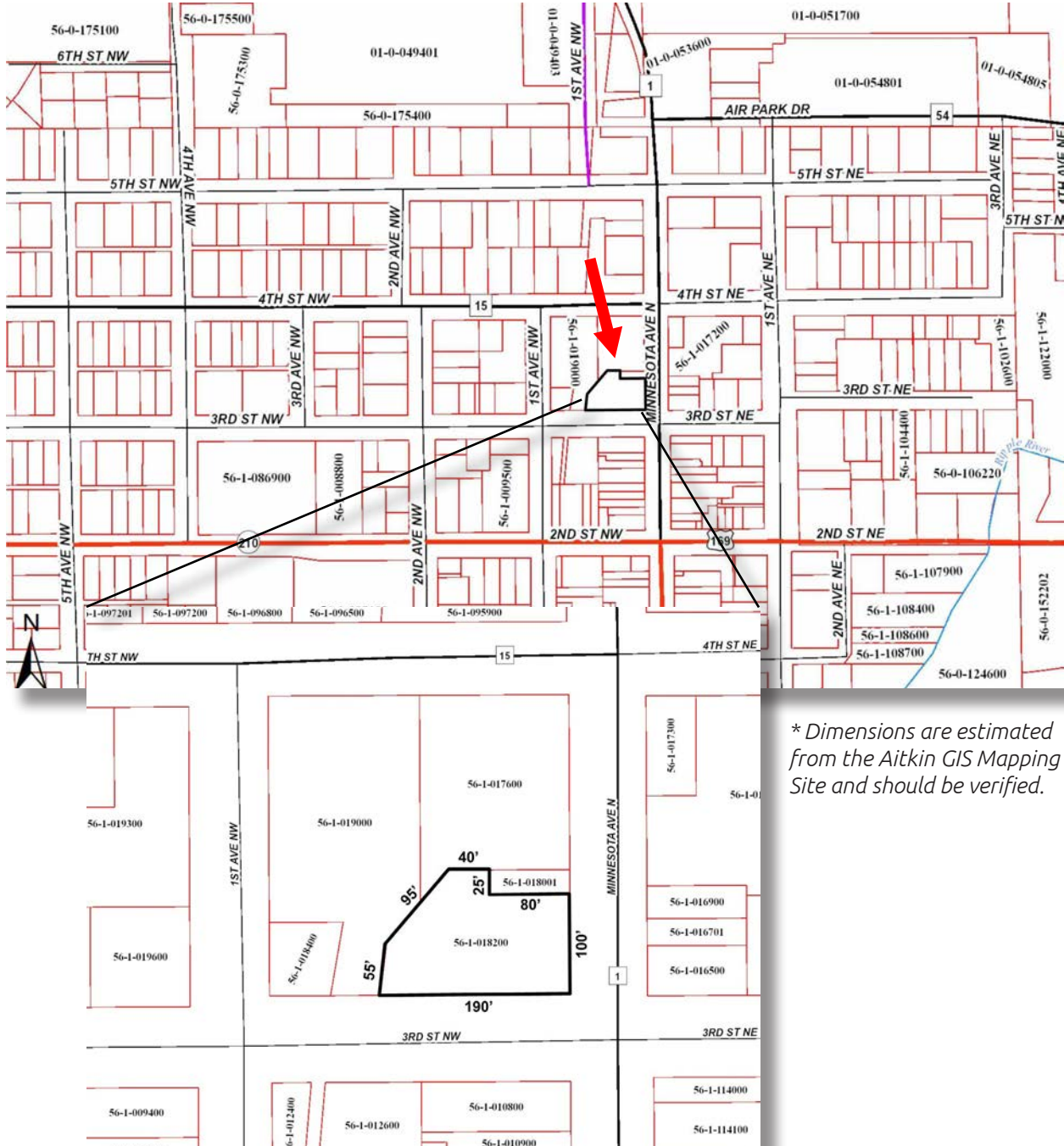
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Section Map

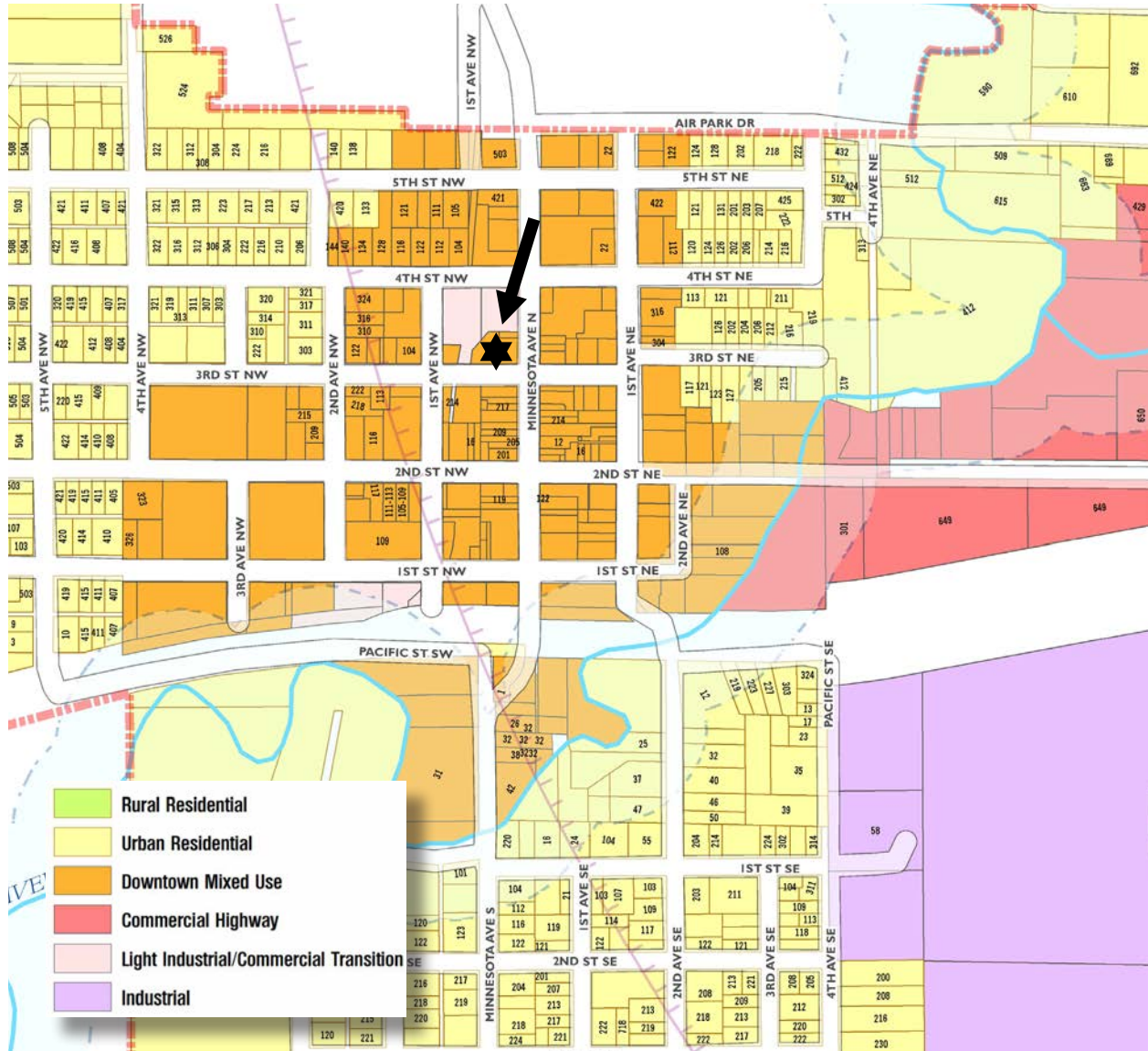


* Dimensions are estimated from the Aitkin GIS Mapping Site and should be verified.

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Downtown Mixed Use



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Zoning Description

5.7 Downtown Mixed-Use (DMU).

A. Purpose and Intent: To provide a zoning classification for a mix of high-density residential and commercial uses. Development in this District relies less on automobile traffic and more on walking, biking, and other similar modes of transportation. Infrastructure must be in place to provide on-street parking and walkways as well as connection to City sewer and water systems. Downtown Mixed-Use Districts should be clustered to provide the maximum amount of interaction and accessibility between the different establishments.

B. Compatibility: The Downtown Mixed-Use District is most compatible with and should be established next to the Urban Residential (UR) District, but it also may be adjacent to the Urban/Rural Transition Residential (TR), Highway Commercial (C), and Industrial (I) Districts.

C. Lot and Density Requirements (DMU):

Lot width– feet, minimum	25
Buildable lot area – square feet, minimum	2,250
Maximum Density (units per acre)	20
Setback, right-of-way, City road- feet, minimum	0
Setback, right-of-way, County or State road, feet, minimum	0
Setback, side yard – feet, minimum	0
Setback, rear – feet, minimum	10
Setback, sign – feet, minimum	0
Setback, parking from building or lot line – feet, minimum	0
Impervious Coverage with storm sewer available	100%
Building height – feet, maximum	45

D. Performance Standards. The following performance standards apply to all development in this zone:

1. Parking. Commercial developments within the DMU District are exempt from the parking standards of Section 7 (Performance Standards). Residential development within the DMU District is not exempt. Developments shall minimize the appearance of parking areas.

a. Location. Parking and vehicle drives shall be located away from building entrances and street corners, and not between a building entrance and the street. Surface parking shall be oriented behind or to the side of a building when possible.

b. Landscape Buffering. Suitable trees and shrubs shall be planted between parking lots and all adjacent sidewalks and buildings.

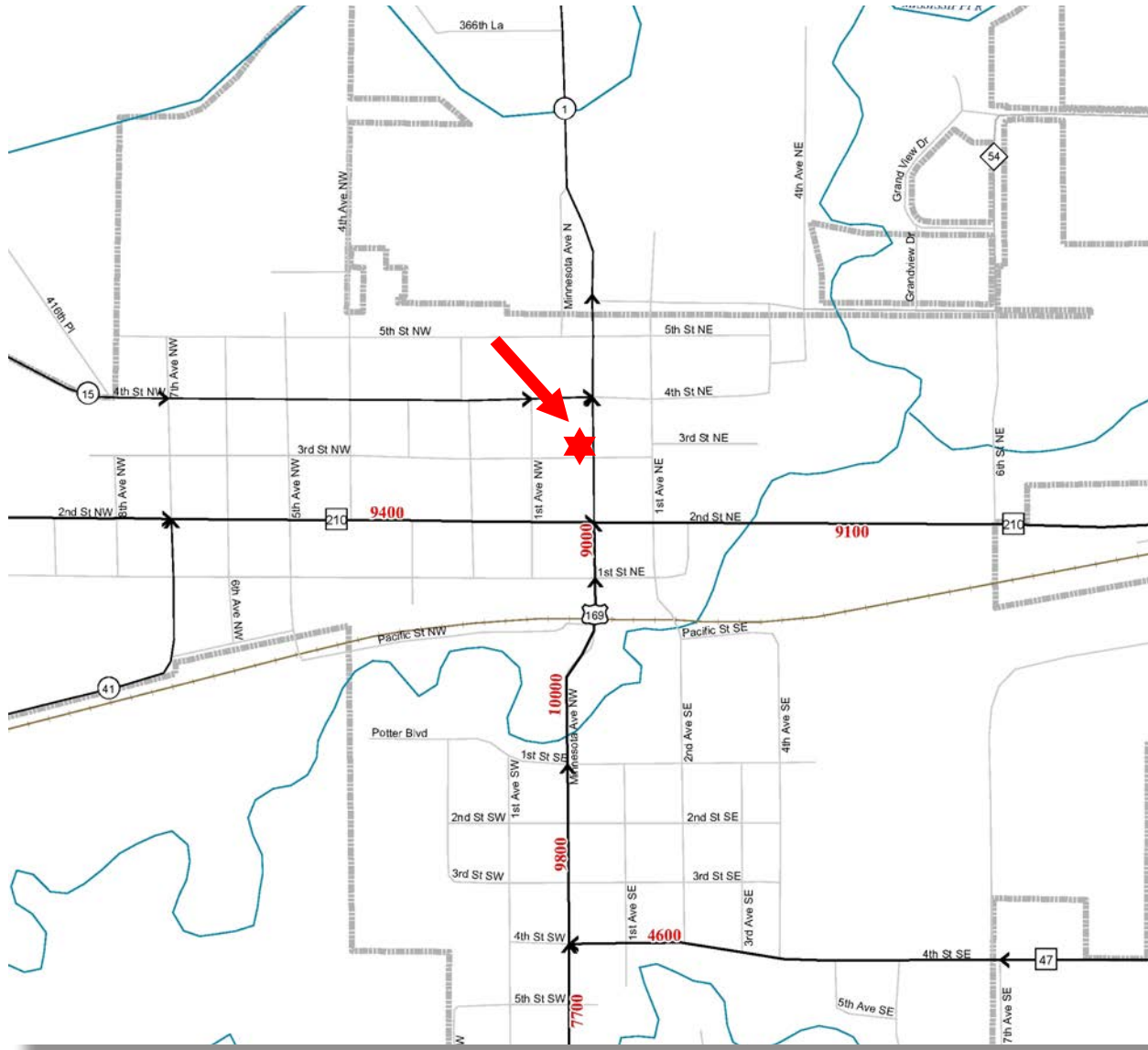
c. Maximum Parking Ratio. Surface parking shall not exceed one hundred and twenty-five percent (125%) of the minimum parking requirement for the subject land use(s).

2. Pedestrian Amenities. Proposed developments shall provide for safe and comfortable sidewalks, paths, and resting areas for pedestrians. Sidewalks and paths shall connect the development to adjacent land uses and provide connections through the development to the public street right-of-way.

3. Lighting. All lighting shall be sufficient to promote safety with a pedestrian scale. Where appropriate, lighting should complement the historic downtown lighting theme.

4. Fences. Fences not exceeding seventy-two inches (72”) in height may be constructed. Fencing shall only be constructed closer than 10 feet from the surface of a public right-of-way with the permission of the Planning Commission. Materials shall consist of usual fencing materials with posts and fence of metal, vinyl, wood, concrete, brick, or smooth wire. Barbed or electrified wire shall not be allowed within the DMU District.

Brainerd Traffic Counts: 9,400 along 2nd St NE (Hwy 210)

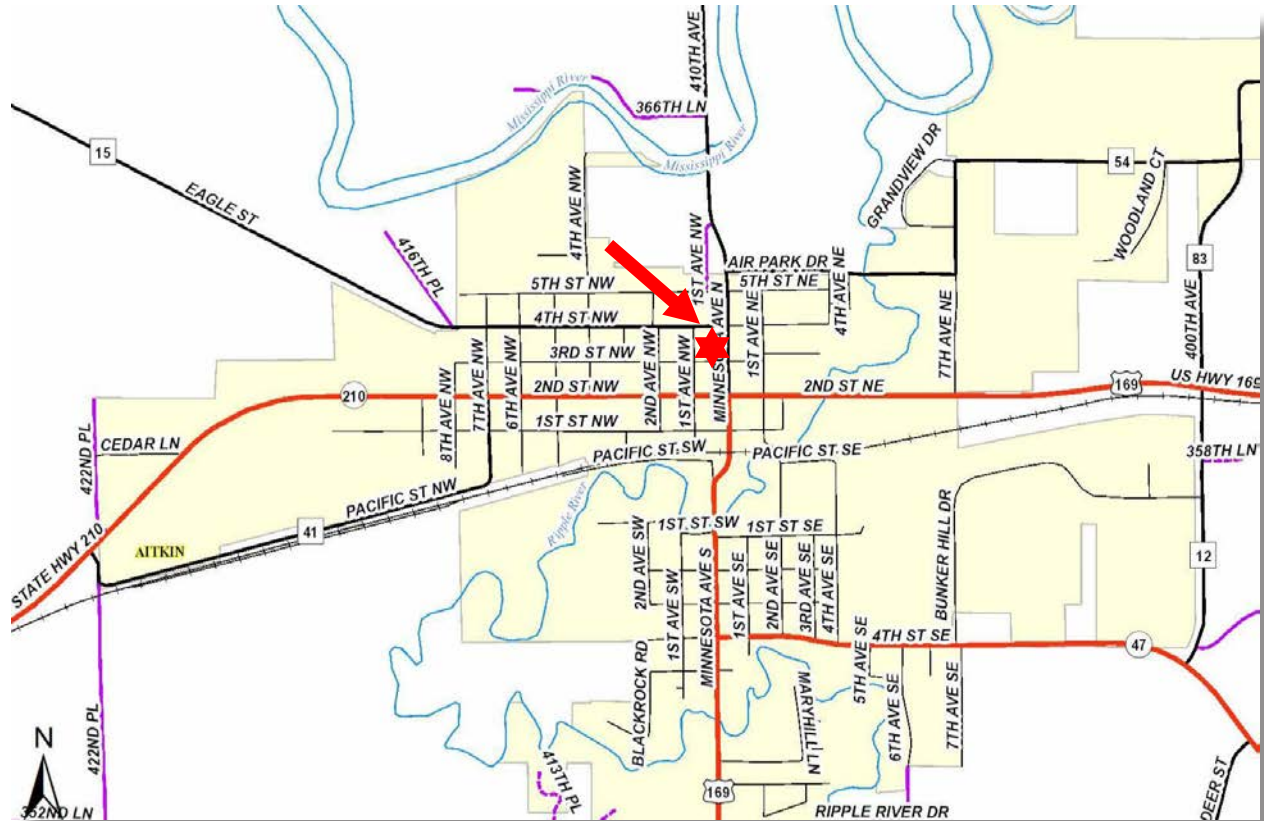


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Location Map



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Trade Area 2018 Population (Includes the following counties):

Crow Wing County	66,604
Cass County	30,715
Total Trade Area Population	97,319

2018 Population:

Aitkin County	16,189
Aitkin	8,683
Brainerd	31,100
Baxter	8,295

Estimated Summer Population:

Brainerd/Baxter	200,000+
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Projected Population Growth Change 2018-2023:

Aitkin County	(0.17%)
Aitkin	(0.22%)

Households in 2018:

Aitkin County	7,298
Aitkin	3,852

2018 Median Household Income:

Aitkin County	\$47,658
Aitkin	\$51,174

Crow Wing County Retail Sales in 2012:

\$1,124,967,000

Leading Employers in Crow Wing County:

Anderson Brothers	Grandview Lodge
Ascensus	Ideal System Solutions
Atek Industries	Landis Gyr
Bang Printing	Madden's Resort
Bethany Good Samaritan	Mills Automotive
Brainerd Public Utilities	Minnesota Care
Brainerd School District	Nortech Systems
Breezy Point Resort	Northstar Plating
Centracare Health	Pequot Lakes School District
Central Lakes College	Ruttger's Bay Lake Resort
Chambermaster	TDS Telecom
City of Brainerd	Walmart
Clow Stamping	Woodland Good Samaritan
Costco	
Cragun's Resort	
Crosby Ironton School District	
Crow Wing County	
Crow Wing County Landfill	
Crow Wing Power	
Cub Foods/Super Valu	
Cuyuna Regional Medical Center	
Dan's Prize	
Essentia Health	
Good Neighbor Home Health	

Continued on next page.

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Demographics

Area Businesses: (To see a list of additional businesses, please go to www.explorebrainerdlakes.com)

Financial Institutions: 16+
(multiple locations not counted)

Churches: 30+

Schools: 15+

Golf Courses: 27+

Resorts:

Bay Colony Inn
Breezy Point Resort
Craguns
Fritz's Resort
Grand View Lodge
Gull Lake Resort
Izaty's
Kavanaugh's
Lost Lake Lodge
Maddens
Quarterdeck
Ruttger's Bay Lake Lodge
Sullivans
Plus numerous others

Major Retailers:

Aldi
Anytime Fitness
Auto Zone
Best Buy
Big Lots
Brother's Motorsports
Cashwise Liquor (2)
Christmas Point
Costco
Cub Foods (2)
Dick's Sporting Goods
Discount Tire
Dunham's Sports
East Brainerd Mall
(17 Retailers)
Fleet Farm
Home Depot
Jiffy Lube
Kohl's
Menards
Office Max
PetSmart

Major Retailers Continued:

Planet Fitness
Sears Hometown
Super One
Super Wal-Mart
Takedown Gym
Target
The Power Lodge
TJ Maxx
Ultra Beauty
Walgreens
Westgate Mall
(27 Retailers)
Westside Liquor

Restaurants/Fast Food:

218 Local
371 Diner
612 Station
Antler's
Applebee's
Arby's
Bar Harbor
Baxter's
Billy's
Black Bear Lodge & Saloon
Boomer Pizza
Boulder Tap House
Breezy Point Marina
Brick House Pizza
Buffalo Wild Wings
Burritos California
Caribou Coffee (3)
Char
Cherry Berry
China Buffet
China Garden
Cold Stone Creamery
Cowboy's
Cragun's Legacy Grill
Cru
Culver's
Dairy Queen (3)
Diamond House
Domino's Pizza
Einstein Bagel
El Tequila
Ernie's

Restaurants/Fast Food Continued:

Four Seas
Grizzly's Grill & Saloon
Half Moon Saloon
Hardee's
Hunt 'N Shack
Jack's House
Jake's
Jimmy John's
KFC
Little Caesar's
Lucky's
Madden's Classic Grill
Manhattan Beach
Maucieri's
McDonalds (3)
Moonlite Bay
Northern Cowboy's
Northwinds Grille
Papa Murphy's Pizza
Perkins
Pine Peaks
Pizza Hut
Pizza Ranch
Poncho & Lefty's
Prairie Bay
Quarterdeck
Rafferty's Pizza (3)
Riverside Inn
Ruttger's
Sakura
Sawmill Inn
Senor Patron
Sherwood Forest
Starbucks (2)
Subway (4)
Taco Bell
Taco John's
The Barn
The Commander
The Pines at Grandview
The Woods
Timberjack
Wendy's (2)
Ye Ole Wharf
Zorbaz (2)

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Thank You

Thank you for considering this Close - Converse opportunity

Close - Converse is pleased to present this real estate opportunity for your review. It is our intention to provide you with the breadth of information and data that will allow you to make an informed decision.

We are here to help

Please review this package and contact us with any questions you may have. We are prepared to discuss how this property meets your needs and desires. Facts, figures and background information will aid in your decision. Should you need specialized counsel in the areas of taxation, law, finance, or other areas of professional expertise, we will be happy to work with your advisor or, we can recommend competent professionals.

How to acquire this opportunity

When you have made a decision to move forward, we can help structure a proposal that covers all the complexities of a commercial real estate transaction. As seller's representatives, we know the seller's specific needs and can tailor a proposal that expresses your desires, provides appropriate contingencies for due diligence and results in a win-win transaction for all parties.

Agency and you

Generally, we are retained by sellers or landlords to represent them in the packaging and marketing of their commercial, investment or development real estate. You are encouraged to review the Minnesota disclosure form "Agency Relationships in Real Estate Transactions" which is enclosed at the end of this package. If you have questions about agency and how it relates to your search for the right property, please ask us. We will answer all your questions and review the alternatives.

Should you wish to pursue this opportunity, please acknowledge your review of "Agency Relationships" by signing, dating and returning it to us.

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Agency Disclosure

AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

1. Page 1

2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with consumers what type of agency representation or relationship they desire.⁽¹⁾ The available options are listed below. This is not a contract. This is an agency disclosure form only. If you desire representation you must enter into a written contract, according to state law (a listing contract or a buyer/tenant representation contract). Until such time as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see paragraph IV on page two (2)), unless the broker or salesperson is representing another party, as described below.

9. **ACKNOWLEDGMENT: I/We acknowledge that I/we have been presented with the below-described options. I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the broker/salesperson. I/We understand that written consent is required for a dual agency relationship.**

12. THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.

13. _____ (Signature) _____ (Date) _____ (Signature) _____ (Date)

14. I. **Seller's/Landlord's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker, represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to the Seller/Landlord the fiduciary duties described on page two (2).⁽²⁾ The broker must also disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the Seller/Landlord, he or she must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel from the broker or salesperson.

24. II. **Buyer's/Tenant's Broker:** A Buyer/Tenant may enter into an agreement for the broker or salesperson to represent and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord, even if he or she is being paid in whole or in part by the Seller/Landlord. A Buyer's/Tenant's broker owes to the Buyer/Tenant the fiduciary duties described on page two (2).⁽²⁾ The broker must disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, he or she must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or salesperson.

35. III. **Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This role limits the level of representation the broker and salesperson can provide, and prohibits them from acting exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose specific information about him or her. Other information will be shared. Dual agents may not advocate for one party to the detriment of the other.⁽³⁾

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary duties described below.⁽⁴⁾ Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)

48. _____ (initials) _____ (initials) I have had the opportunity to review the "Notice Regarding Predatory Offender Information" on page two. (2)

50. Page 2

51. IV. **Facilitator:** A broker or salesperson who performs services for a Buyer/Tenant, a Seller/Landlord or both but does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of confidentiality to the party but owes no other duty to the party except those duties required by law or contained in a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's Broker (see paragraph III on page one (1)).

63. ⁽¹⁾ This disclosure is required by law in any transaction involving property occupied or intended to be occupied by one to four families as their residence.

65. ⁽²⁾ The fiduciary duties mentioned above are listed below and have the following meanings:
 66. **Loyalty** - broker/salesperson will act only in client(s)' best interest.
 67. **Obedience** - broker/salesperson will carry out all client(s)' lawful instructions.
 68. **Disclosure** - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge which might reasonably affect the client(s)' use and enjoyment of the property.
 69. **Confidentiality** - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific information (such as disclosure of material facts to Buyers).
 70. **Reasonable Care** - broker/salesperson will use reasonable care in performing duties as an agent.
 71. **Accounting** - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

74. ⁽³⁾ If Seller(s)/Landlord(s) elect(s) not to agree to a dual agency relationship, Seller(s)/Landlord(s) may give up the opportunity to sell/lease the property to Buyer(s)/Tenant(s) represented by the broker/salesperson. If Buyer(s)/Tenant(s) elect(s) not to agree to a dual agency relationship, Buyer(s)/Tenant(s) may give up the opportunity to purchase/lease properties listed by the broker.

78. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender registry and persons registered with the predatory offender registry under MN Statute 243.166 may be obtained by contacting the local law enforcement offices in the community where the property is located, or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at www.corr.state.mn.us.

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