MLS #: 1863119	Active	Business/Comm	LP: $599,900	
1821 Main St		# Village	Cross Plains	D17
Cross Plains WI 53528		County:	Dane	
Trade Name:			WI 53528	

RE For Sale:	Yes	Units in Bldg:	2
Bus for Sale:	Yes	Ann Rent/SqFt:	$
Lease Only:	No	Bldg Gross SqFt:	6,468 *Other*
# of Stories:	2	Net Leasable SqFt:	5,260
Approx Bldg Dim:	50x40	Ceiling Hgt Min:	9 **Max:** 9
Year Built:	1900 *Other*	# Loading Docks:	
Street Frontage:	0	Parking Fees/Mo:	$ 0
		Onsite Parking:	Yes

Hwy 14/Main Street. Property on North Side of Street.

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	n/a	n/a		$ 0	$ 0.00	$	0
2				$	$	$	
3				$	$	$	

Net Taxes:	$ 6,634 / 2018	Lot Size:	
Gross Op Inc:	$ 0	Est. Acres:	0.6600 *Assessor*
Ann Op Exp:	$ 0	Parcel #:	0707-032-6532-9
Net Op Inc:	$ 0 **Year:** 2018	Zoning:	commercial

Included:

Excluded:

Type	Restaurant/Supper Club, Tavern, Other	**Building Parking**	21-35 spaces, Onsite, Paved
Location	Business district, Free standing, Corner, Near Major Highway	**Seating Capacity**	76-100 persons
		Licenses	Food, Liquor, Beer, Wine
Present Use	Restaurant/Supper Club, Tavern, Living quarters	**Sale Includes**	Equipment, Inventory, Other
Exterior	Brick, Vinyl	**Documents on File**	Property Condition Report
Roofing	Composition, Metal	**Lease Type**	None
Heating /Cooling	Forced air, Central air	**Tenant Pays**	N/A
		Occupancy	Owner
Fuel	Natural gas		
Water/Waste	Municipal water, Municipal sewer		
Features	Public rest rooms, Residential unit(s), Less than 440 volt, Signage available, Display window, Inside storage, Recreation facilities		

Successful bar/restaurant in the heart of Cross Plains. Minutes from Madison & directly located on Hwy 14. Capitalize on the robust income generating business current owner has created. 5 bedroom apartment currently used as an office & living quarters, however it has potential for an additional revenue stream. Ongoing additions include: Two Full Sized Sand Volleyball Courts with lighting & adjustable nets. Bean Bag, dart, volleyball & pool leagues already established which packs the house! Gaming machines, leagues, bar & food sales provide profitable opportunities you don't want to miss. Extra green space provides additional growth.

Sold Price:	Concessions:	Closing Date:

This information provided courtesy of: RE/MAX Grand   08/12/2019 01:41 PM