

4629 N. Port Washington Rd. Glendale, WI 53212

PROPERTY Information and Updates

- Modernized Building: Relocated and rebuilt on this site in 2000, the building underwent a massive physical relocation and modernization
- Meticulously maintained farmhouse style building constructed with red brick and vinyl exterior located in highly visible and accessible north shore
- Approximately 4,438 sq ft 1st and 2nd floors
- Land .39 acres approximately 16,945 square feet

1st Floor: Fully equipped iconic restaurant Solly's Grille; all restaurant equipment included

- ❖ Counter with 24 seats plus additional table and patio seating
- ❖ Grill for burgers, station for fries and shakes, plus full kitchen
- ❖ Full carryout kitchen and dedicated carryout door window and complete kitchen service equipment
- ❖ 2 ADA bathrooms

2nd Floor: Professional office suite with a year lease in place of a 3 year lease, providing debt-service coverage and income diversification

- ❖ Additional office not leased with private bathroom and fiberglass shower in the room
- ❖ ADA bathroom
- ❖ 3 massage rooms, reception area
- ❖ Monthly rent includes utilities and lower level laundry room use and basement break room, leased until 9/27

- Accessibility: Schindler elevator providing accessibility to all three floors, inspected and new permit issued 3/26, maintained by Schindler maintenance contract
- Location: Highly visible location with easy access off I-43, high traffic count Port Washington Rd.

- Parking lot accommodates 29 vehicles
- Parking lot extended 7' in 2026
- Digital billboard pad 4 x 4 leased in perpetuity will supply LED lighting to the parking lot, electricity for billboard and lighting will be billed directly to billboard owner
- Basement 10' ceiling slab to slab
- Four Central Air units
- Two Gas Forced Air furnaces in basement and two furnaces on 2nd floor
- Exterior wood painted 2024
- New floors installed in kitchen and dining room 2026
- New Water Heater Leased 2/26
- New storage room built in basement completed with permit 1/26
- Vents blown out in entire building 2/26
- ANSUL Fire Suppression System updated 2/26
- Kitchen ceiling professionally painted 2/26
- New electric panel installed on the 1st floor 2/26
- Replaced gas line piping from the meters into the building 2/26
- New north entrance door 6/26
- ADT Security system on 1st floor
- In the last five years fire alarm system installed and monitored by North Shore fire department

Inclusions: "F F & E" All Fixtures, Furniture & Equipment Included Sold "**AS IS**",
2 safes, monitor and printer in office, cameras outside, snow blower, lawn mower

Exclusions:

Packer and sports items, personal artwork and all memorabilia
copies of photos/replace artwork memorabilia would be available,
wood working equipment in basement, two cabinets in basement, ATM

Leased:

Dishwasher

Water heater leased monthly (New Water Heater 2/26)

Soda/Juice machine

ADT security system Fire and Alarm monitoring

Clover POS system installed 10/25, will require transfer to new owner

Information has been provided by Seller and has not been verified by the listing agent.