

RETAIL FOR SALE

134 W JEFFERSON ST
SPRING GREEN, WI 53588



Turnkey Restaurant Opportunity - For Sale - \$595,000

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



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PROPERTY SUMMARY

134 W Jefferson St
Spring Green, WI 53588



Property Summary

Price:	\$595,000
Building SF:	4,766
Frontage:	Jefferson St
Year Built:	1914
Renovated:	2018
Main Level SF:	2,383
Lower Level SF:	2,383
Zoning:	B-1, Retail Business
Parking:	Street
Heat / AC:	Forced Air / Central Air
Kitchen:	Fully Equipped
Historical Status:	National Register of Historic Places

Property Overview

The building holds a fully equipped commercial kitchen and most recently operated as a restaurant. The main level includes a bar built from the original 1915 bank teller wall, three separate dining rooms plus a private room seating eight, an updated kitchen, and two restrooms. A full lower level adds a food prep area, walk-in cooler, office, restroom, and storage. Restaurant equipment including the hood, Ansul system, walk-in cooler, and three-compartment sink is owned by the property and included in the sale. An outdoor patio provides seasonal seating. Building systems are in good order, with newer gas forced air heat and central air, updated electrical, and all new plumbing. The property is the only Neoclassical building in Spring Green and is listed on the National Register of Historic Places.

Location Overview

Spring Green anchors one of southern Wisconsin's strongest quaint tourism corridors, home to Frank Lloyd Wright's Taliesin, American Players Theatre, and the annual Spring Green Arts and Crafts Fair, drawing steady seasonal visitor traffic through the village's walkable downtown. The property sits on Jefferson Street in the heart of the commercial district, steps from the post office, library, and General Store, roughly 40 minutes west of Madison via Highway 14.

PROPERTY PHOTOS

134 W Jefferson St
Spring Green, WI 53588



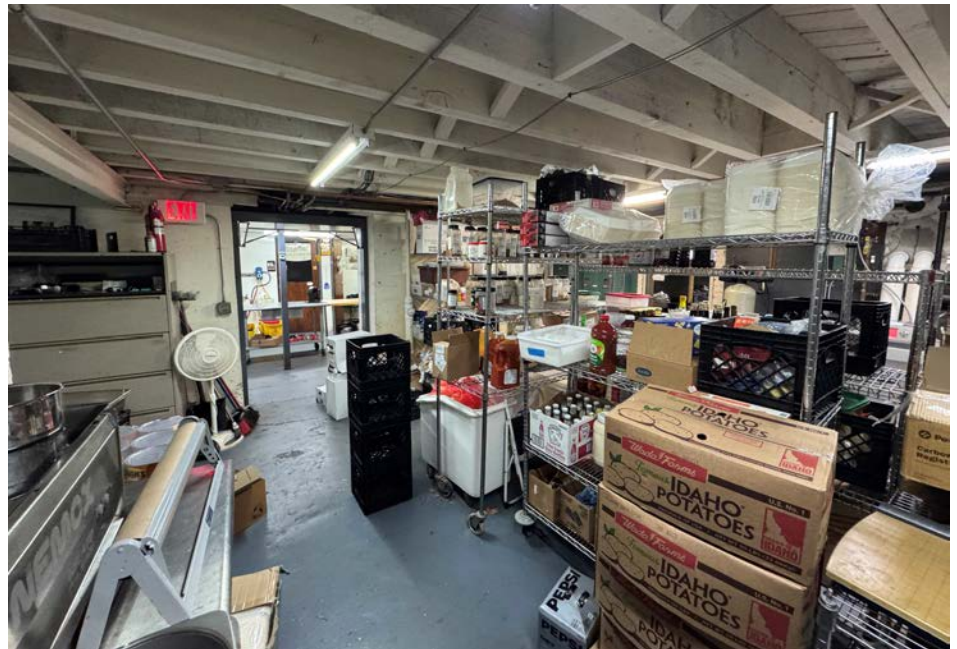
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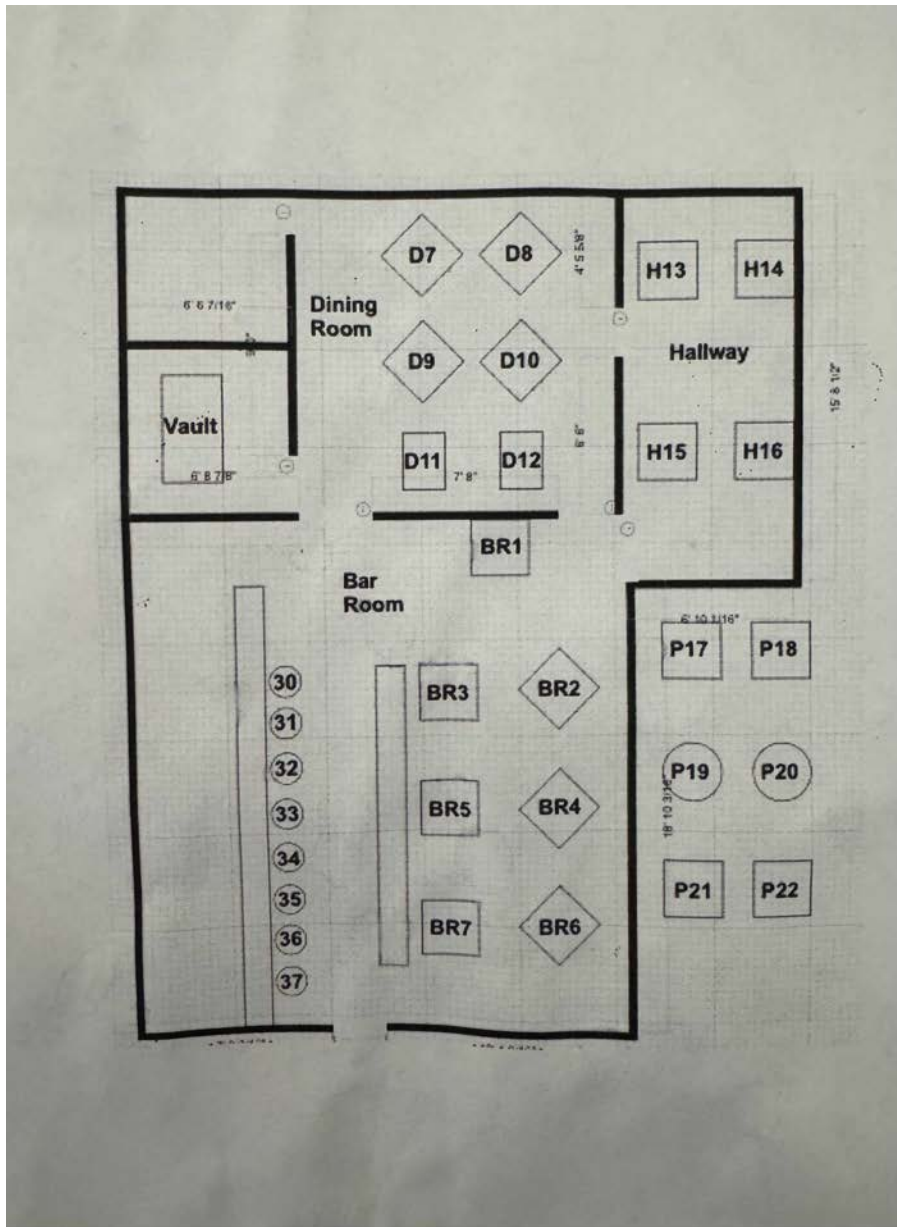
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Welcome to SPRING GREEN

NATURAL BEAUTY. ARTS. HISTORY. SMALL TOWN SOUL.



*Discover
What Moves You*



The American Players Theatre

World-class theatre in a breathtaking outdoor setting. APT brings Shakespeare and more to life on its iconic hillside stage, drawing visitors from around the world.

THEATRE / NATURE / UNFORGETTABLE EXPERIENCES



The Wisconsin River

The Wisconsin River winds through Spring Green, offering endless opportunities for kayaking, fishing, boating and peaceful riverside views.

EXPLORE / RELAX / TAKE IT ALL IN



The Taliesin

Tour Frank Lloyd Wright's historic home, studio and school. Taliesin is a National Historic Landmark and a must-see for architecture and history enthusiasts.

ARCHITECTURE / HISTORY / INSPIRATION



House on the Rock Resort

A one-of-a-kind destination featuring a world-renowned resort, championship golf, and the extraordinary House on the Rock attraction. Fun, unique and unforgettable.

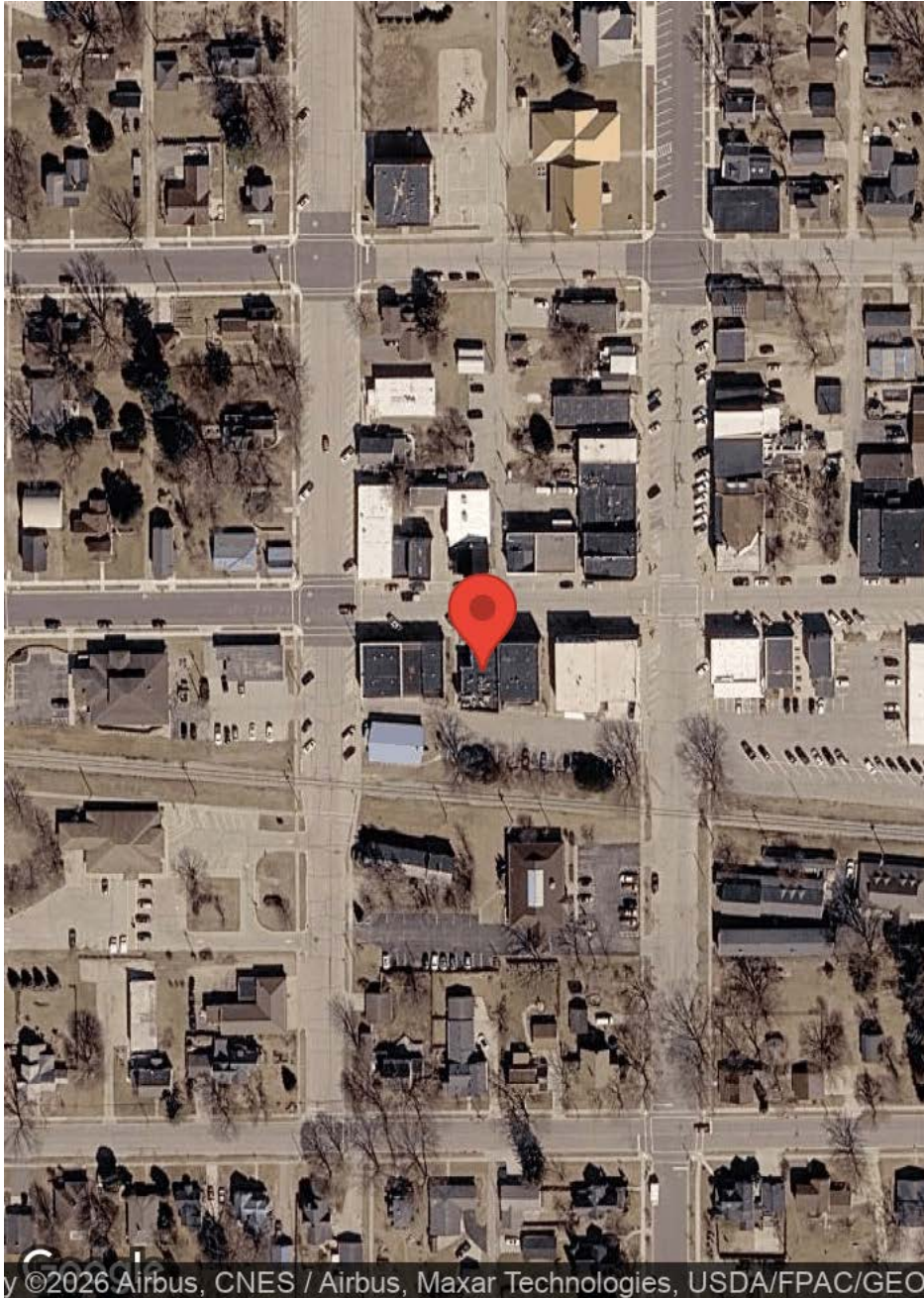
GOLF / RESORT / ATTRACTIONS

A SPECIAL PLACE. ALL YEAR LONG.

Spring Green
WISCONSIN

LOCATION MAPS

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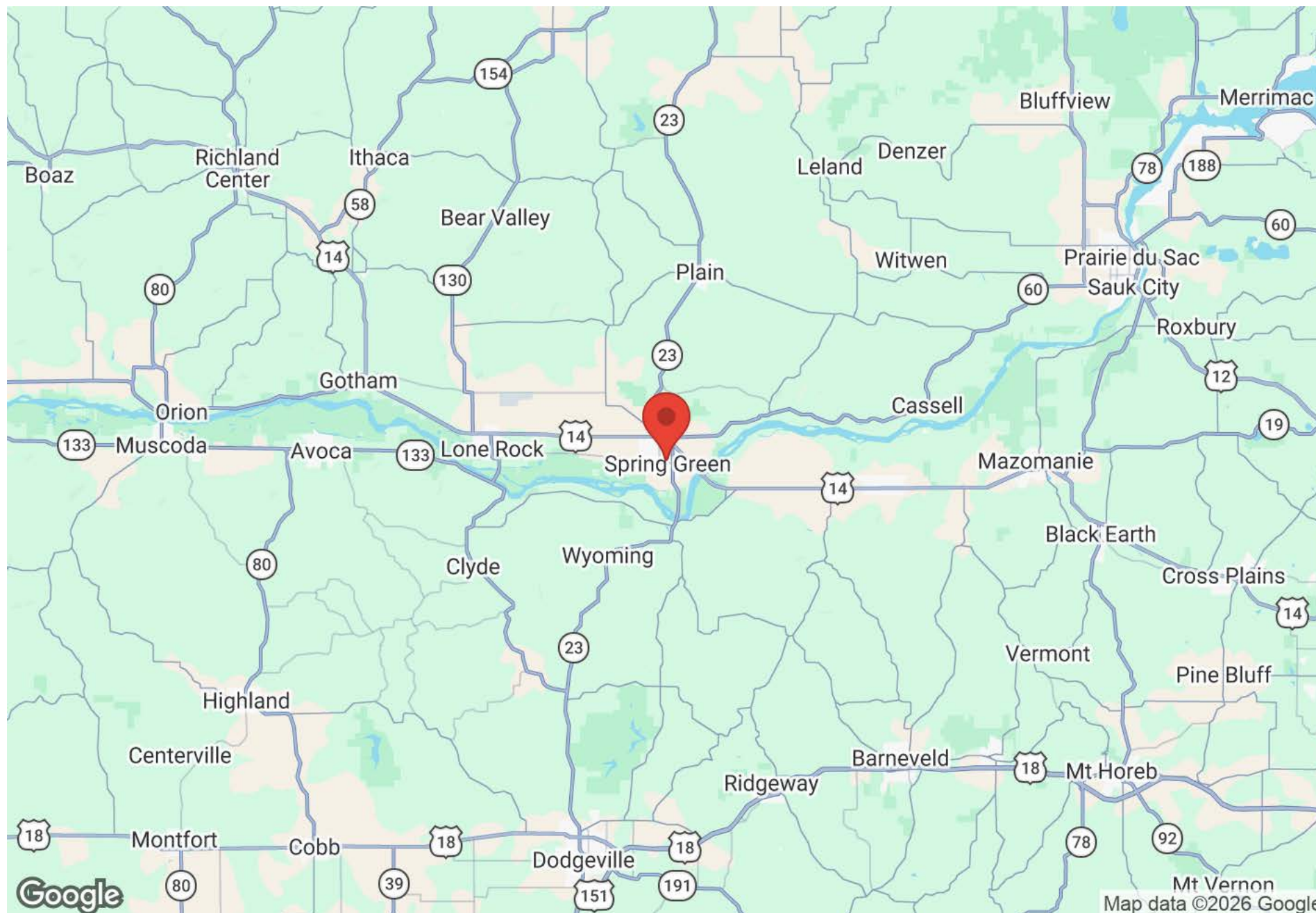
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REGIONAL MAP

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State of Wisconsin - Disclose to Non-Residential Customers

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you. • The following information is required to be disclosed by law: 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below). 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON- CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

(Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.