



**COLDWELL BANKER
COMMERCIAL**

REALTY

LISTING PRICE \$1,900,000



4919 HWY 144

HARTFORD, WI 53027



JUDY HEARST
BROKER ASSOCIATE
414.702-2064
JUDY.HEARST@CBEXCHANGE.COM



RONDA BAKOS
BROKER ASSOCIATE
262-384-0885
RONDA.BAKOS@CBREALTY.COM



4919 HWY 144, HARTFORD, WI 53027

PROPERTY

HIGHLIGHTS



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1

PRIME LAKEFRONT LOCATION

With 170 ft. of west shoreline, this iconic venue delivers sunset views and prime positioning on Big Cedar Lake, making it a top choice for boaters, event-goers, and lake enthusiasts. One of the most desirable shorelines in Washington County.

2

FULLY REMODELED & TURNKEY

No renovation delays or hidden surprises. Fully staffed with top-notch, reputable employees. Walk in and start generating revenue immediately.

3

MULTIPLE REVENUE STREAMS

Dining, bar, weddings, private events, live music, legal gaming entertainment, and lake traffic. Year-round income stability. Diversified income reduces risk and maximizes profitability.

4

INDOOR & OUTDOOR SEATING

Accommodates everything from cozy dinners to 300 person events. The massive deck and 40-seat bar with panoramic lake views drive both daytime and nightlife revenue.

5

STRONG DIGITAL FOOTPRINT & REPUTATION

4.7 Star Google Rating, active social media, strong local customer loyalty provide instant credibility. New ownership benefits from a built-in audience and digital presence.

6

REAL ESTATE INCLUDED 2.12 ACRES

You're not just buying a business, you're acquiring appreciating lakefront property in a high-demand area. Long-term upside, expansion potential and serious ROI for investors.

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PROPERTY HIGHLIGHTS



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Business

Lucky Shotz LLC
4919 Hwy 144
Hartford, WI 53027

Location

Located on Big Cedar Lake
with highly desirable
170' West Shoreline –

The Best View on the Lake

Est. Total Sq. Ft

10,000

Acre

2.14

Zoning

Commercial

Taxes (2024)

\$11,935

Dining Room Capacity

120

Banquet Hall Capacity

300

Main Bar Seating

40



STUNNING VIEWS FROM DINING AREA & BAR



4919 HWY 144, HARTFORD, WI 53027

PROPERTY DESCRIPTION



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**LAKEFRONT RESTAURANT/BAR WITH MULTI-STREAM INCOME;
BANQUET HALL RENTALS, SPECIAL EVENTS, ONSITE GAMING ENTERTAINMENT, 3 PIERS**

SALE INCLUDES BUILDING, LAND (2.12 ACRES) AND BUSINESS



Rare chance to acquire one of Big Cedar Lake's most iconic hospitality destinations. Fully remodeled turnkey, multi-revenue lakefront restaurant/bar with a stellar reputation and unmatched lake views.

Set on over 170 ft. of highly desirable west shoreline, this 10,000 sq. ft. property captures the essence of lakeside dining and entertainment. From its expansive waterfront deck to its vibrant year-round events, this business is a proven crowd-puller for both locals and out-of-town guests. With a 40-seat bar offering stunning views of the lake, 120-seat dining room, and a private banquet hall for up to 300 guests, it's built to handle everything from daily service to high-volume private events. Revenue is diversified and steady, coming from weddings and private rentals, regular live music nights, special event hosting, 170 ft. of shoreline with 3 piers and boat slips, and legal onsite gaming entertainment. All supported by strong systems and staffing in place.

What truly sets this opportunity apart is its 4.7-star Google rating, active social media following, and deep local roots, offering a turnkey digital and community presence that most buyers only dream of. Clean financials available with signed NDA, great ROI, well-established revenue, and includes the building and 2.12 acres of valuable lakefront property. With ample parking, incredible lake visibility, and room to grow, this is a trophy asset for hospitality groups, owner-operators, or investors seeking a premier lifestyle business with serious upside.

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SHOWCASE PREP KITCHEN



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Step into a spotless high-capacity commercial kitchen designed for efficiency, volume, and versatility. This fully outfitted culinary workspace features over \$95,000 in top-tier equipment, including:

- Double stack convection, pizza, and holding ovens – ideal for high-volume service.
- New 2024 line prep cooler (\$35,000 investment) plus multiple protein and salad prep stations.
- Double-stack Alto-Shaam units and 6-burner convection oven for professional-grade cooking and holding.
- 20 qt mixer, slicer, KitchenAid, and broiler—ready for everything from scratch prep to full-service banquets.
- Updated tile flooring, FRP wall paneling, and a fire-rated commercial drop ceiling (2021) ensure safety and sanitation standards are met.
- Comprehensive storage and refrigeration solutions, including 2-door freezer, salad top coolers, and dry storage remodel.
- Pitco 3-bay oil filtration system (2024) ensures kitchen efficiency and cleanliness.

With clean lines, stainless steel finishes, and exceptional lighting, this kitchen is as functional as it is impressive. Perfect for high-turnover service or large-scale event catering. Whether you're hosting weddings for 300 or running daily lakefront dining, this kitchen is built to deliver.



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VERSATILE EVENT SPACES

From private dining to live music.
Spaces that adapt to every occasion.

Designed to maximize flexibility and revenue, the event spaces accommodate everything from intimate private dinners and holiday buffets to large-scale live music events. This adaptability creates multiple streams of income and keeps the venue active throughout the week, attracting diverse audiences reinforcing its role as a key revenue-generating asset.



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LOCATION MAP



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A map of Southern Wisconsin showing the location of Lucky Shotz. The map includes major highways like I-43, I-41, and I-94, and cities such as Milwaukee, Madison, and Janesville. A red arrow points to the Lucky Shotz location near Allenton.

40 MINUTES AWAY
- MILWAUKEE
- WAUKESHA

4919 HWY 144, HARTFORD, WI 53027

BUSINESS REVIEWS



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WHERE REPUTATION MEETS REVENUE — ESTABLISHED, RATED, AND READY TO GO

THE GROUNDWORK IS DONE: A POLISHED WEBSITE AND ACTIVE SOCIAL MEDIA PRESENCE
ARE ALREADY ATTRACTING AND RETAINING A LOYAL CUSTOMER BASE.

4.7 ★★★★★



Reviews ⓘ



"Music, **food**, drinks, **service** all high quality."

★★★★★



"Great **flavor** crispy **chicken** and a toasted tortilla!"

★★★★★



"Awesome new **place**, great **atmosphere** and great **staff**!"

★★★★★



Deb Ansay recommends Lucky Shotz.

March 15 · 🌐

★★★★★

Went for dinner and had great food, prices, service and of course can't beat a lake view. Our waitress was professional and friendly. Nice owner/manager. Prices were good. Philly Cheese was HUGE and tender. Looks like a fun place for drinks and music. ***** stars

Great food · Live sports · Friendly bartenders



Carrie Kastanek recommends Lucky Shotz.

May 9 · 🌐

...

Our second visit and highly recommend! The waitress we had both times was fabulous, great food and salad bar!



Max S. Elite 25

Naperville, IL

8 Pizza reviews



Mar 10, 2024

4 photos ⓘ First to Review

New bar taking over Big Cedar Lake! They opened a few months back and everything about it is great. The service and drinks are excellent. It is a Nashville centric bar with live music often. The food is great.

Once the lake opens for the summer this will be an outstanding addition to the lake. They will be filling beer coolers and providing dock side food service.



Meredith W.

Lexington, KY

0 2 0



Apr 14, 2024

Lucky Shotz not only gave this old restaurant an amazing transformation but a whole new attitude! Jim & Shannon helped us throw one of the BEST parties for our friend! They went above and beyond to ensure that our guests were not only properly fed delicious food and drinks but seated comfortably in our own private room. The DJ was awesome and kept us entertained the whole night. Their live music, line dancing events, delicious food and outstanding service make this place a MUST stop!

Have perfectly cooked fried fish, cod and burgers at this bar when you happen to be near it. According to the reviewers' opinions, waiters serve good beer. The intimate atmosphere of *Lucky Shotz* allows customers to relax after a hard working day. This place is ranked 4.6 within the Google grading system.



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262-384-0885
RONDA.BAKOS@CBREALTY.COM

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

Effective July 1, 2016

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

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

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

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

39 _____

40 _____

41 _____

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

43 **DEFINITION OF MATERIAL ADVERSE FACTS**

44 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
45 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
46 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
47 or affects or would affect the party's decision about the terms of such a contract or agreement.

48 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
49 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
50 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
51 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
52 contract or agreement made concerning the transaction.

53 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
54 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.