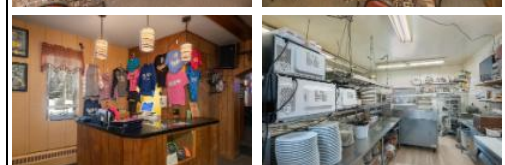
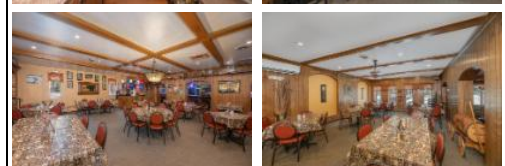


**438 HWY 70****MLS# 206491**

County	<b>Vilas</b>	Status	<b>Active</b>
Township	<b>St Germain</b>	List Price	<b>\$539,000.00</b>
Lake Name		Sale Price	
Surface		Date Sold	
Possession Title	<b>On Closing Condominium</b>		
Taxes	<b>\$1,901 (2023)</b>		
Year Built			
Zip code	<b>54558</b>		
Bus. Type	<b>Restaurant/Bar</b>		
Bus. Sub Type	<b>Bar/Tavern, Restaurant</b>		
Business Name	<b>Knocker's Pizza</b>		
Fin Sqft	<b>6,000</b>	Gross Income	<b>\$851,945</b>
# of Units		Total Exp.	
# of Floors	<b>1</b>	Expense Yr	<b>2023</b>
Tenant Exp.			
Lease Terms			
Business Docs.	<b>Profit and Loss Statement, Tax Bills, Trade Fixtures, License-Liquor</b>		
Items Included	<b>Real Estate and Business, Fixtures, Equipment</b>		
Fuel	<b>Natural Gas</b>	HVAC	<b>Hydronic/Hot Water</b>
Exterior		Roof	
Flooring	<b>Mixed</b>	Construction	<b>Frame/Stick</b>
Parking			
Lot Acres	<b>0.9978</b>	Lot Sqft	<b>43,464</b>
Access Road	<b>State Hwy, Paved Road</b>		
Water	<b>Drilled Well</b>		
Sewer	<b>Conventional, Shared Septic</b>		
Utilities	<b>Circuit Breakers</b>		
STR	<b>34 40 8</b>	Tax Comp #	<b>24-2297-02,03,04</b>
Zoning Type	<b>Community Business, Buyer to Verify</b>	Financing	<b>Cash, Conventional, Short Sale: No, Foreclosure: No</b>
Info/Permits/Restricts	<b>RE Condition Report, Condo Docs</b>		
Legal Desc	<b>UNIT 2,3,4 ELIASONS SOMEPLACE ELSE CONDO &amp; 84% CE</b>		




Site Influence  
 Ext. Features  
 Directions **Hwy 70 West to 438 E. STH 70 on Right**

**Well known turnkey establishment in the heart of the Northwoods 4 season recreation area. KNOCKER'S, in downtown St. Germain, is a full service dining establishment with easy access to snowmobile and biking trails is now available for purchase. Immaculate and fully equipped kitchen. Recent improvements include updated restrooms. With both great seasonal and local clientele, this business has all the ingredients for continued success. Bar area has seating for 56 with the dining room providing seating for approx. 100. THREE YEAR AVERAGE CAP RATE OF 32.17% BASED ON P&L STATEMENTS.**  
**Listed By: RE/MAX PROPERTY PROS**

This listing information is provided to you by:  
 The GREATER NORTHWOODS MLS &  
**THE MERZ AND GOLDSWORTHY TEAM** - Agent  
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