

Bowling Alley for Sale – Turnkey

1031 Mills Street
Black Earth WI 53515



Presented By:

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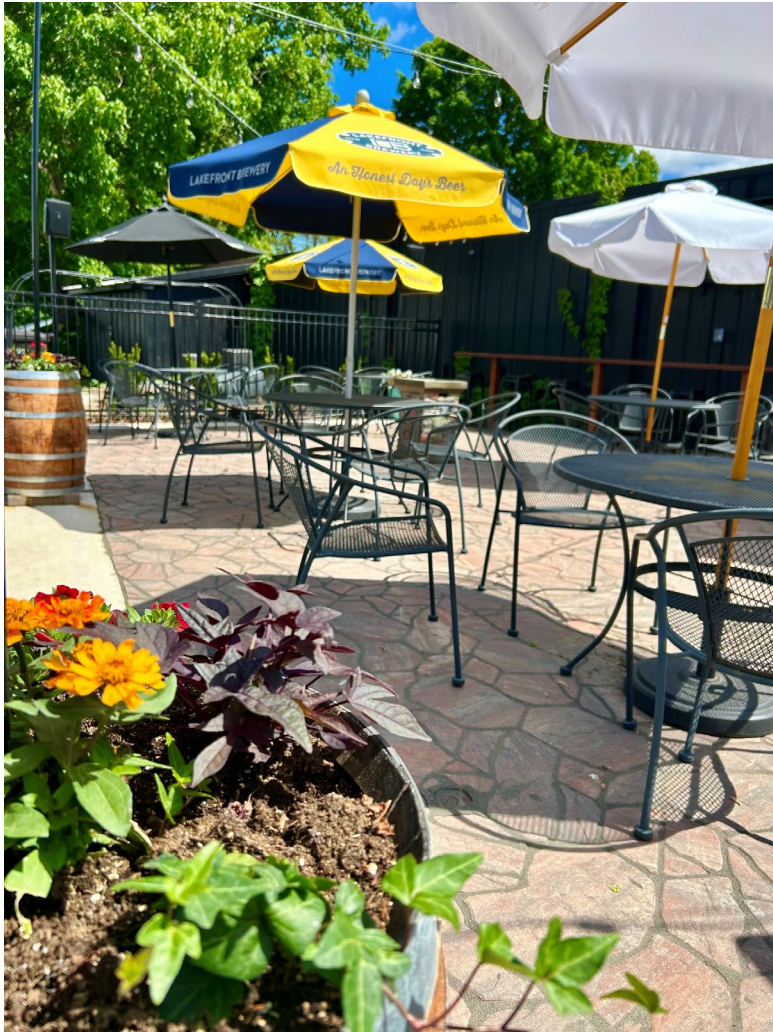
Table of Contents



Property Summary	1	EXCLUSIVE AGENT Madison Commercial Real Estate LLC (“Owner’s Agent”) is the exclusive agent for the Owner of 1031 Mills St, Black Earth (“Property”). Please contact us if you have any questions.
Property Highlights	2	
Executive Summary	3	
Updates	4	DESIGNATED AGENT The designated agent for the Owner are:
Exterior Photos	5	Kurt Malueg 608-898-0691 Kurt.Malueg@madisoncommercialre.com
Interior Photos	6	Ralph Kamps 608-241-9300 rsk@madisoncommercialre.com
Location Map	8	DISCLAIMER This document has been prepared by Madison Commercial Real Estate LLC for advertising and general information only. Madison Commercial Real Estate LLC makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Madison Commercial Real Estate LLC excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Madison Commercial Real Estate LLC and/or its licensor(s). ©2026. All rights reserved.

Property Summary

1031 Mills St, Black Earth WI 53515



Property Summary

Sale Price	\$579,000.00
Total Building Size (per Assessor)	7,030 sf
Lot Size	.31 acres *
Parcel Number	0806-264-2539-1
Zoning	B-1 General Commercial
Year built	1947
2025 Total Assessment	\$370,300.00
2025 Total Taxes	\$6,135.92
Water & Sewer	Municipal

Financials and FF&E to be provided with signed CA

* Subject to change with a new CSM

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Key Highlights

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Key Highlights

- Asking Price: \$579,000 (All-In) – Real estate, business, and FF&E included
- 8-Lane Vintage Bowling Experience – Original wood lanes with authentic character
- Turnkey Going-Concern Sale – Immediate operational continuity for new ownership
- Beloved Local Institution – Longstanding community gathering place with deep local ties
- Recurring Revenue Base – League play, events, and repeat patronage support consistent operations
- Bowling Tavern Concept – Bar-driven environment with integrated food service capabilities
- Diversified Revenue Streams – Bowling, leagues, bar service, food offerings, events, and gaming
- Attractive Social Layout – Central bar, seating areas, gaming, and gathering spaces
- Outdoor Patio Space – Additional seating and seasonal revenue potential
- Consistent Local & Regional Traffic – Supported by community patrons and nearby attractions
- Proximity to Madison, Wisconsin – Access to broader Dane County population
- Value-Add Opportunity – Potential to implement modern scoring systems, expand programming, or enhance operations

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Executive Summary

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Executive Summary

Black Earth Lanes presents a rare opportunity to acquire a fully operational, 8-lane vintage bowling tavern and beloved community gathering place located approximately 20 miles west of Madison, Wisconsin. Offered at \$579,000, the sale includes the real estate, business operations, and all furniture, fixtures, and equipment, providing a true turnkey opportunity for an owner-operator or regional operator seeking expansion within Dane County.

Featuring eight original wood lanes with rich, well-maintained grain, Black Earth Lanes delivers an authentic bowling experience that is increasingly difficult to replicate. The business serves as a central hub for the community, supported by recurring league play, open bowling, private events, and a strong bar-driven atmosphere. Operations are complemented by food service capabilities integrated within the bar area, allowing for efficient service and consistent customer engagement. The property benefits from a loyal local customer base, supplemented by visitor traffic drawn to nearby destinations including The Shoebox, Black Earth Children's Museum, American Player's Theatre and other regional attractions. With its established reputation, in-place infrastructure, and multiple revenue streams, the business offers immediate operational continuity with meaningful upside through targeted enhancements.



Updates

1031 Mills St, Black Earth WI 53515



Updates - Last Seven Years

HVAC 2021

Electrical Panel (basement)

Mid Century Brass Sputnik Chandeliers (2) 2021

Signs (Building Facade & Corner) 2021

Security Cameras

Barstools (East Coast Chair & Barstool - Gladiator Bucket Bar Stool) 2021

Beer Cooler - Turbo Air Model TBC-65SB-N6

Prep frig/counter - True Model TWT-48-HC

Prep frig/counter - U-Star Model USWR-2D

Prep frig/counter - Everest Model EPBNR1

Beer Cooler - Vortex Model V-2SGDR-SS

Commercial Refrigerator - Turbo Air Model M3R24-1-N

Freezer - Frigidaire Model FFFU16F2VV

(3) Additional Basement Freezers - Frigidaire Model FFFU16F2VW & FFFU16F2VW

Manitowoc Ice Machine 2023 Model IDT0500A-161

Grill - 2026 Globe Electric Griddle Model PG24E

Additional Beer Tower (4 beer taps) 2020

Large Screen 75in Samsung TV Model UN75RU7100FX2A

(4) bowling lanes 40in TVs Hisense Model 40A4GV

(5) Blu-Ray DVD players Sony Model BDP-S1700 & BDP-S3700

(3) Pizza Ovens Wisco Model 421 &

Pizza Oven outlets + 220V outlet in "kitchen area" 2025

Roof Outlet

Additional Bumpers - lanes 3 & 5 2023

(8) new Clutches - bowling machines. 2025

Patio & Patio Furniture 2024 (8 tables, 32 chairs, stools)

(2) Patio TVs plus outdoor protective covers 2024 &

(2) Patio Speaker Poles 2024

Patio Light Fixtures (poles, string lights, 2 whiskey barrels) 2024 Patio Box

Planter (cocktail/food herbs) 2024

Neon Open Sign 2019

General bowling necessities (new shoes, pins, bowling balls) *continuous expense)

Exterior Property Photos

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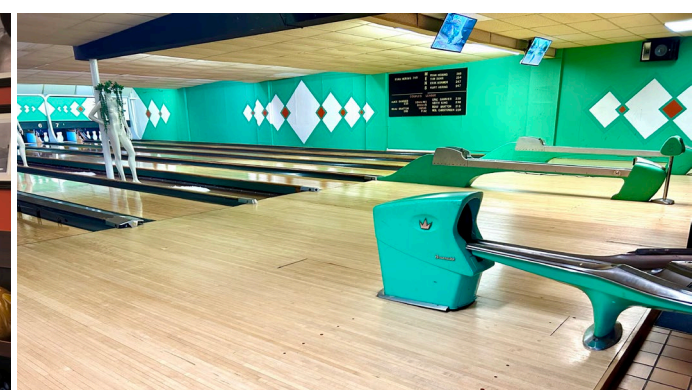
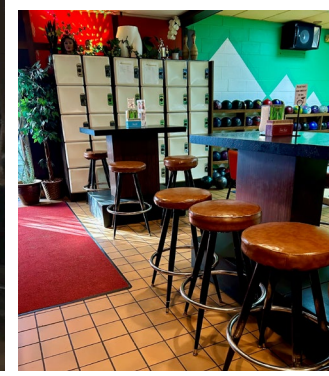
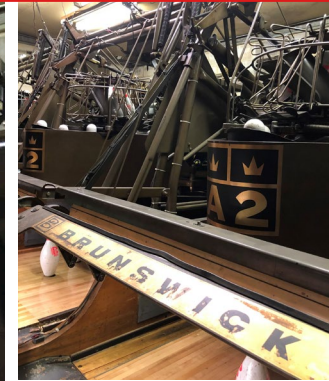
Interior Property Photos – Bar/Kitchen

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Interior Property Photos – Bowling Equipment

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Location Map – Panned Out

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