



Sara Maas
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I'll lead you the way home!

Cross Property 360 Property View

W7916 WI-70 Road, Spooner, Wisconsin 54801

Listing

Members Only: Do Not Distribute to the Public

Commercial/Industrial 1590965 Active		W7916 WI-70 Road Spooner, WI 54801		L\$799,000
List: Sara Maas 218-348-8307 of Coldwell Banker Realty~Spooner 715-635-2000 saramiles.realtor@outlook.com		Firm: 85		
		  Showings Edit Type: RE w/Bus Lot Size: 0 x 0 x Acreage: 1.32 Taxes/Yr: \$4,263.97 / 2024 Tax ID: 14248 Addtl Tax IDs: Water: Shared Well Sewer: Septic-Conventional Serv Amps: 3-Phase Power: Sprinkler: Recent: 04/25/2025 : NEW	County: Washburn Area: 45 - Spooner Schl/Out Municipality: Town of Evergreen Building Dim: 50' X 75' Apx Fin AG: 3,710 Apx Fin BG: 1,152 Apx Fin SqFt: 4,862 Parking Area: Gravel Terms: Owner Occupied Waterfront: No	
School District: Spooner Area		Sidewall Ht:	Tracks Bar and Family Dining	REO: No
Restrictive Cov:		Current Occupant:		Short Sale: No
Other Buildings: 2 bedroom 1 bath rental house				Common:
Water Front Type:		Water Front Ft:		Seasons:
Lake/River Name:		Waterfront Access:		Lake Depth:
Lake Size:		Water View:		Slope:
Waterfront Elevation:		RoadBtwWtrfrnt:		Lake Assoc:
Door 1:		Loading Dock: No		
Sub-Type: Other-See Remarks				
Exterior Feat: Pole Sign				
Interior Feat: Fixtures, Furniture, Handicap Access, Inside Storage, Restrooms				
Basement: Partial		Cooling:	Central	
Heating: Forced Air		Foundation:	Block	
Fuel Source: Natural Gas		Exterior Const:	Log, Metal, Wood	
Occupancy: At Closing		Roads:	Highway-US	
Showing: 24 Hour Notice, Sign-None, Special-See Agent Remark, UseShowingTime		Zoning:	Commercial, Residential	
Directions: From Spooner, head West on HWY 70 for 2.5 miles to property on North side of road. Intersection of Carlton Road and HWY 70.				
Remarks: Prime commercial bar/restaurant for sale. This fully equipped hospitality business offers a vibrant bar with open concept dining/entertaining space and that "Up North" ambiance. The interior is designed to maximize seating capacity while maintaining a comfortable, relaxed environment for patrons. The fully equipped commercial-grade kitchen is ready for immediate use and perfect for any type of cuisine. This property is situated on 1.32 acres with high traffic visibility from WI-70, giving easy access and providing ample parking for guests. The outdoor patio area is perfect for seasonal dining and is ideal for those warm evenings or weekend lunches. The bar comes fully equipped with a modern POS system, refrigerated storage, keg setup, and ample liquor shelving. The building has been meticulously maintained, ensuring a hassle-free transition for the new owner. The 2 bedroom/ 1 bath home located on the property would be ideal for an owner occupant.				
Legal: PT GOVE LOT 2 L 1 CSM #1015 V 4 P 300 DOC # 316375 WD				
Condition Report: Yes		Seller Financing: No		Seller Fin Remarks:
Seller Concessions:				
Agent Remarks: Rental house zoned residential on .32 acres. P&L statements available upon request with signed NDA. Agent to verify all dimensions and information as its been pulled from multiple sources.				
Exception: No		List Date: 04/25/2025		Limited Service: No
IDX: Yes		Cond Date:		How Sold: No
Realtor.com: Yes		Pend Date:		List Cont Type: Exclusive Right to Sell
Owner: DAW Properties LLC		Expire Date: 04/30/2026		CDOM/DOM: 0 / 0
		Withdrawn Date:		Electronic Consent: Yes
		Sold Date:		

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