



**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](mailto:saramiles.realtor@outlook.com)

Firm: [85](#)



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**

**Edit**

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:

REO: **No**

Restrictive Cov:

Current Occupant: **Tracks Bar and Family Dining**

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**  
IDX: **Yes**  
Realtor.com: **Yes**

List Date: **04/25/2025**  
Cond Date:  
Pend Date:

Limited Service: **No** Auction: **No**  
How Sold:  
List Cont Type: **Exclusive Right to Sell**

Owner: **DAW Properties LLC**

Expire Date: **04/30/2026**  
Withdrawn Date:  
Sold Date:

Orig List \$: **\$799,000**  
CDOM/DOM: **0 / 0**  
Electronic Consent: **Yes**

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