



# For Sale

## Prime Golf Entertainment Investment Opportunity

20101 W. Cleveland Ave., New Berlin, WI



# Investment overview

This exceptional 15.75-acre driving range presents an outstanding turnkey investment with tremendous upside potential for an entrepreneurial owner-operator. Located at 20101 W. Cleveland Avenue in New Berlin, Wisconsin, the facility features 16 modern turf hitting stations plus two grass hitting areas, served by a contactless credit card ball dispenser system that ensures efficient, automated operations. The 960-square-foot clubhouse, built in 1997, comes equipped with a kitchen with pizza oven and pizza prep station/refrigerator and bar infrastructure, complemented by an existing beer and wine license that provides immediate revenue opportunities. With PUD zoning offering operational flexibility, this well-established facility is perfectly positioned for an ambitious new owner to significantly enhance profitability through expanded food and beverage service, promotional events, leagues, lessons, and additional entertainment offerings. The combination of solid existing infrastructure, prime acreage, and untapped revenue potential makes this an ideal acquisition for investors seeking a recreational business with proven fundamentals and clear pathways to operational and financial growth.



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**\$615,000**

Asking price

**15.75**

Acre lot size

**960 SF**

Clubhouse size

**16**

Turfed hitting  
bays



# Property highlights and demographics



16 turfed hitting stations and  
2 grass hitting areas



960 SF clubhouse with full  
kitchen & bar built in 1997



Licensed to sell beer and wine



Credit card ball dispenser with  
contactless operation



Opportunity to expand income by  
offering food & drink



Zoned PUD



Inventory & financials are  
available upon request

Nearby retailers within 10 minutes:



Pick 'n Save

DUNKIN'



QDOBA  
MEXICAN EATS



meijer



Walgreens



Kwik Trip

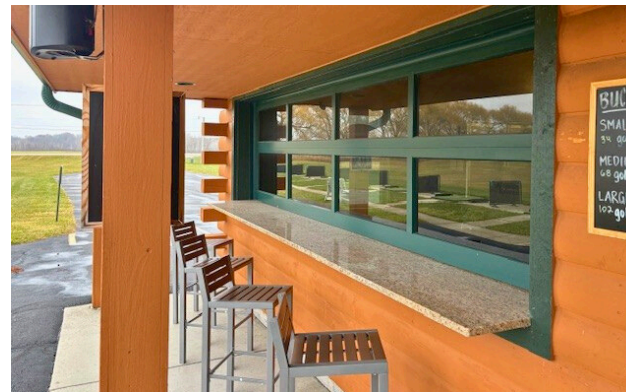


## Demographics

	2 mile radius	5 mile radius	10 mile radius
Total population	7,828	116,718	494,978
Household income	\$90,884	\$88,743	\$91,460
Median home value	\$376,157	\$379,378	\$356,895
Total consumer spending on Entertainment / Recreation	\$16,274,956	\$212,178,863	\$931,514,403

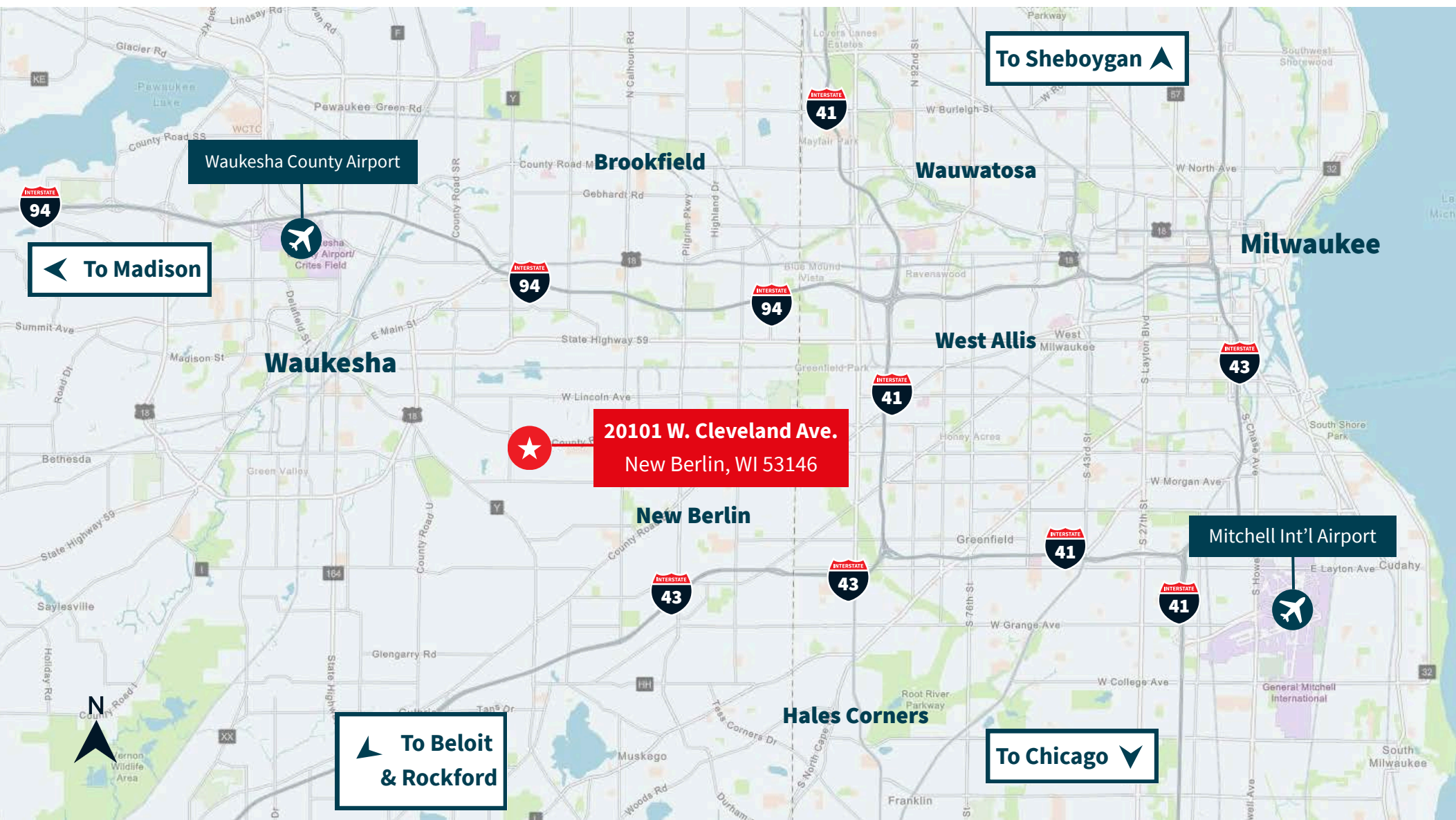


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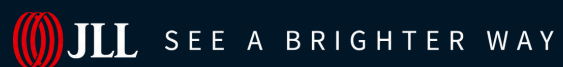
# Area map







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