

Colliers

QUIVEY'S GROVE



6261 NESBITT ROAD
FITCHBURG, WI 53719

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RESTAURANT | EVENT SPACE FOR SALE

INVESTMENT OVERVIEW

Colliers | Wisconsin is pleased to offer for sale the historic Quivey's Grove restaurant and event space in Fitchburg, WI. This opportunity includes the real estate, business and all furniture, fixtures and equipment.

The property consists of two buildings, both listed on the National Register of Historic Places, plus additional land for potential development, all situated on a total of 3.83 Acres. The price below does not include the purchase of 1.5 Acres. Buyer can land lease or purchase outright at an additional cost.

After 40+ years of successful operations, the owners have decided to retire, giving you the incredible opportunity to own an already established and profitable business with room to grow.

Please contact broker for additional financial information.

SALE PRICE: \$2,800,000

Additional Land For Lease with Balloon Payment.

[CLICK FOR PROPERTY VIDEO](#)



PROPERTY OVERVIEW



THE PADDOCK | EVENTS



STONE HOUSE | FINE DINING

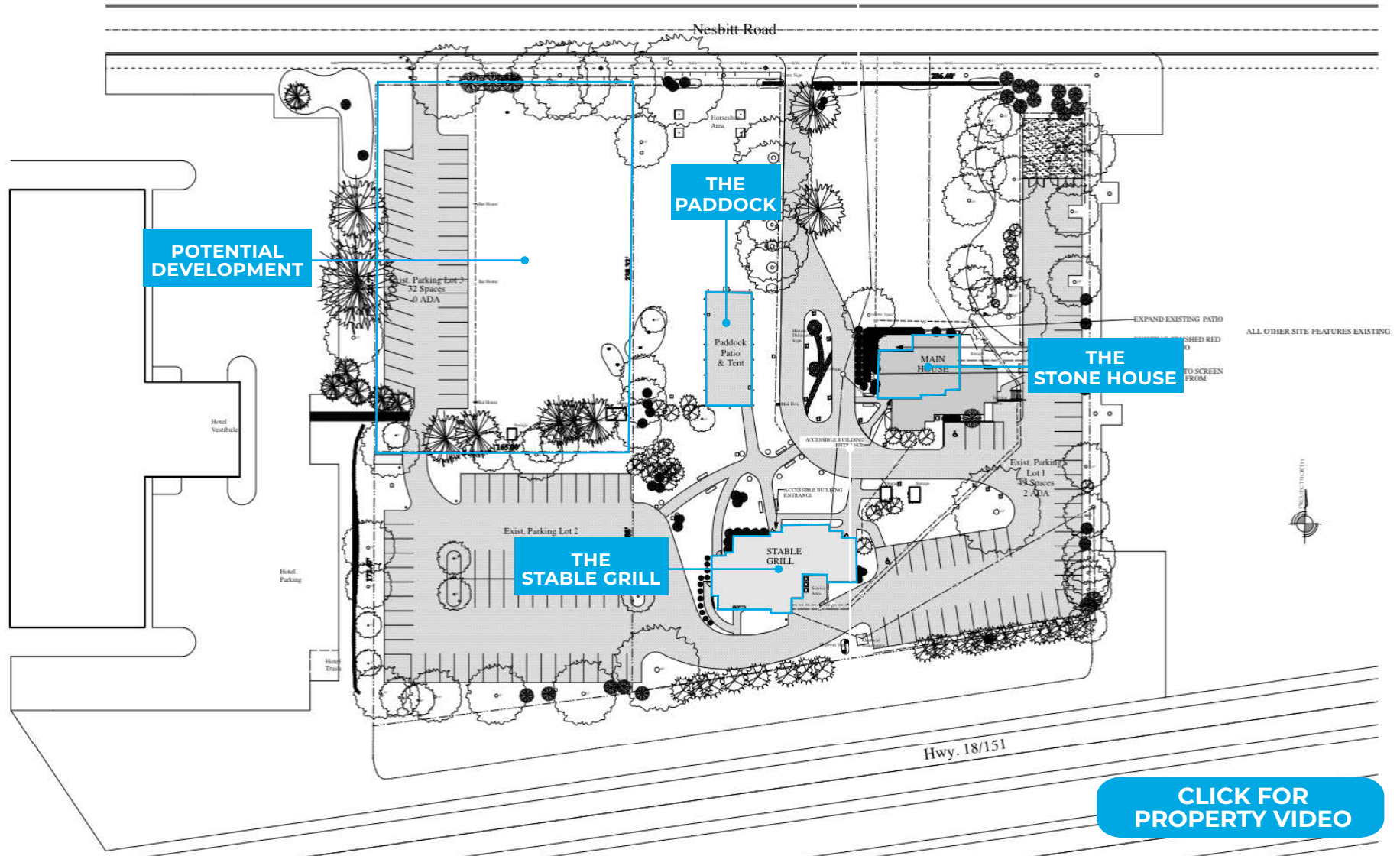
Main Lot

Additional Lots



STABLE GRILL | CASUAL DINING

SITE PLAN



THE STONE HOUSE

The Stone House mansion was built in 1856 in the Italianate style, and is constructed of fieldstone. The mansion features 18 inch thick walls, thirteen foot ceilings and original hemlock flooring.

Additions to the original building include the kitchen entrance, bathrooms, and a stone patio added in 2014.

Size	4,586 SF
Capacity	100 People
Bar	Service Bar
Patio	Yes
Dining Rooms	6 Dining Rooms
Bathrooms	One Set
Electric	400 Amps
HVAC	Forced Air
Roof	Asphalt Shingle



THE STONE HOUSE

- Several dining rooms of various sizes
- Utilizes “Toast” POS system to streamline payroll, accounting and scheduling
- Building has been maintained with improvements and additions



THE STABLE GRILL

The Stable Grill hosts a casual bar and restaurant in the historic stables that date back to 1855.

Remodeled in 1989, care was taken to ensure the authentic rustic feel with additions such as hand-hewn beams and twenty inch thick stone walls.

Size	3,650 SF
Capacity	100 People
Bar	Full Bar
Dining Rooms	2 (Full Floor)
Bathrooms	One Set
Electric	400 Amps
HVAC	Natural Gas
Roof	Asphalt Shingle



THE STABLE GRILL

- Full kitchen with banquet service area and access to event space at The Paddock
- Large bar area with ample seating and two dining floors
- Lower level with office space, storage and walk-in coolers



THE PADDOCK

The Paddock is a picturesque venue and event space located on the grove. The space is optimal for events such as weddings, anniversaries, corporate events and banquets. Equipped with a 30' by 75' foot commercial white tent, the space can hold events with up to 225 guests.

The event space conveniently features an added walk-in cooler building to allow for serving ease at events. The event space offers growth to the already established catering business.

Capacity	225 People
Tent Size	30' X 75"
Electrical	60 Amp Feed



THE PADDOCK



Additional Property Photos



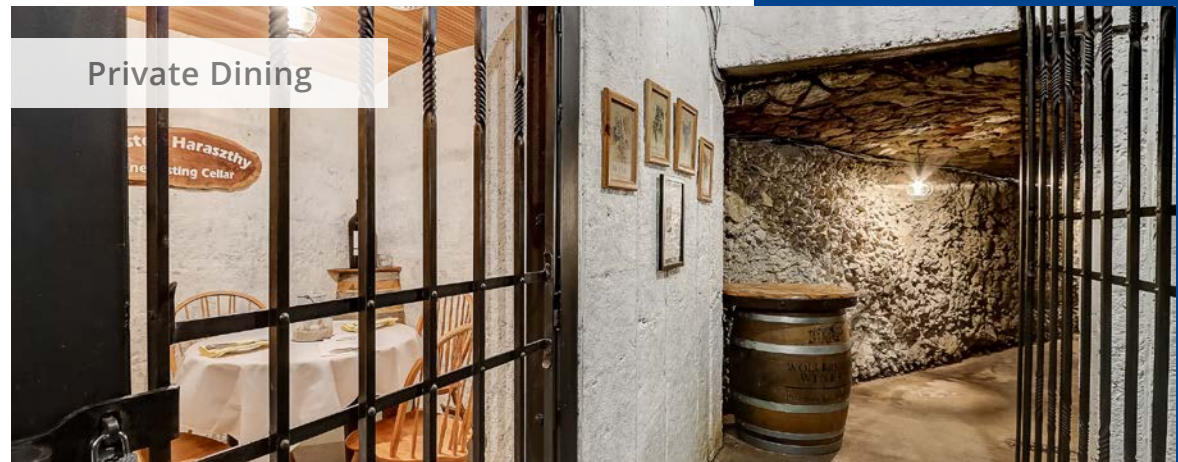
Wine Cellar



Wine Cellar



Patio Dining



Private Dining



LOCATION & DEMOGRAPHICS



POPULATION
 1 mi: 7,526
 3 mi: 66,844
 5 mi: 150,588



DAILY POPULATION
 1 mi: 7,631
 3 mi: 64,891
 5 mi: 153,384



HOUSEHOLDS
 1 mi: 3,119
 3 mi: 28,285
 5 mi: 66,710



HOUSEHOLD INCOME
 1 mi: \$101,912
 3 mi: \$93,280
 5 mi: \$90,054



ABOUT THE AREA

MADISON, WI

Madison is the state capital of Wisconsin with a population of about 255,000, making it the second largest city in the state. Madison is a medical and technology hub, home to companies such as Epic Systems, Google, Microsoft, Alliant Energy and more. The city consistently ranks near the top of best-places lists with its vibrant economy and low unemployment.

Madison is also home to the University of Wisconsin—Madison, the state’s flagship university. The University of Wisconsin - Madison’s main campus neighbors the Capitol building with its 43,000 student body. Within the campus sits Camp Randall Stadium, home to UW’s football team. With a seating capacity of 80,321, Camp Randall ranks among the nation’s largest school-owned stadiums.

In recent years, Madison has boasted the highest number of PhDs per capita and third highest college graduates per capita, according to Forbes magazine, enhancing the already plentiful labor pool.

The city is able to attract top-notch talent through a true live, work, play mantra. Downtown Madison is centered around the State Capitol building with the surrounding neighborhood home to upscale retailers, corporate offices, luxury apartments and condos, and some of the finest dining options in the state.

LIVE | WORK | PLAY

UNIVERSITY OF WISCONSIN



EPIC SYSTEMS



SATURDAY ON THE SQUARE



PROPERTY SPECIFICATIONS

Property Specifications

Address	6261 Nesbitt Road, Fitchburg WI
Lot Size	One parcel totaling +/- 2.46 Acres. (2 additional lots available for land lease - 1.5 AC)
Property Taxes	\$41,305.13
Parcel Numbers	0609-072-0710-7 (Main Lot), 0609-072-9760-7 and 0609-072-972-05
Access	Two points of Ingress and Egress along Nesbitt Road
Zoning	PB - Professional Business
Flood Zone	the site is determined to be outside the 100-and 500-yearflood plains, according to FEMA hazard maps

Improvements	Stone House	Stable Grill	The Paddock
Property Type	Two-Story Restaurant	1.5 Story Restaurant and Bar	Commercial Grade Tent
Size	4,258 SF	3,491 SF	30' X 70'
Parking	115 Spaces		
Landscaping	The property landscape has been well maintained with grass, ground cover, shrubs, flowers and established trees		

PROPERTY SPECIFICATIONS

Structural	Stone House	Stable Grill	The Paddock
Year Built/ Remodeled	1855/1980	1855/1989	Seasonal
Foundation	Stone/Concrete Block	Stone/Concrete Block	N/A
Exterior Walls	Stone/Painted Wood	Stone/Painted Wood	N/A
Frame	Stone Perimeter Walls with beams and truss joists		
Roof	Asphalt Shingle	Asphalt Shingle	N/A
Exterior Lighting	Building and Pole Mounted Parking Lot Light Fixtures		

Mechanical & Equipment

Utilities	Gas, water, electrical, cable and phone		
HVAC	2Tons Gas Fired(Stone House) / 3Tons Forced Air Furnaces and Hydronic Heat + A/C (Stable Grill)		
Plumbing	Copper, PVS and Cast-Iron Lines with Commercial Water Heaters		
Fire Protection	Full Coverage Wet Sprinkler System		

Mechanical & Equipment	Stone House	Stable Grill
Walls	Painted Gypsum Wallboard/Plaster	Stone & Wood (Stable Grill)
Ceiling	Painted Gypsum Wallboard	Open beams to ceiling
Floor Cover	Hemlock Wood/Ceramic Tile	Hardwood/Ceramic Tile



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