

Commercial
50327819N12808 NORTHWAY Drive Suite #
Active-No Offer
ATHELSTANE, WI 54104List Price
\$439,900
Lease Price per SqFt.

Type For Sale Real Estate
 Listed in Addtl CM Type
 Primary Listing Number
 County Marinette
 Tax Municipal Sub-Area None
 School-District Wausaukee
 Tax Net Amt \$3,025.90
 Tax Year 2025
 Tax ID 004-00289.001
 Assessments Total
 Assessment Year
 Special Assessments
 Age Est (Pre2017)
 Year Built Est 1920
 Source-Year Built Assessor/Public Rec

Income Producing Farm No
 Deeded Access No
 Restrictive Covenant(s) No
 Flood Plain No
 Industrial Park Name
 Business/Trade Name Nimrod Inn
 Total Units in Bldg 2
 Total # of Buildings 1
 Zoning Commercial
 Net Leasable SQFT
 CAM Annual Expense
 Utility Annual Expense
 Insur Ann
 NNN Annual Expense
 Fin Avail



Description	Data	Data Source	Description	Data	Data Source	Description	Data
Acres Est	0.52	Assessor/Public Record	Building SQFT	4,127	Assessor/Public Record	Est Warehouse Ceiling Hgt	
Lot Dimensions Est			Est Warehouse SQFT			Est Office Ceiling Hgt	
Lot SQFT Est			Est Office SQFT			Est Manufact Ceiling Hgt	
			Est Manufacturing SQFT			Est Resident Ceiling Hgt	
Water Frontage	No		Est Resident SQFT			Est Showroom Ceiling Hgt	
Water Body Name			Est Showroom SQFT			Est Retail Ceiling Hgt	
Water Type			Est Retail SQFT				
Est Water Frontage			Door 1 Size		Loading Dock 1	Ceiling Height Min	
# Public Restrooms	2	Amps/Phase	Door 2 Size		Loading Dock 2	Ceiling Height Max	
# Private Restrooms	1	Parking	Door 3 Size		Loading Dock 3		
# Seating Capacity		OverHdDr	Door 4 Size		Loading Dock 4		
			Door 5 Size		Loading Dock 5		

Directions From Crivitz, County Road A to County Road AC to Northway Road - in the Heart of Athelstane WI

Remarks Venture North to the iconic Nimrod Inn in Athelstane, WI! This turnkey restaurant and supper club is a well-known Northwoods destination located directly on ATV/UTV and snowmobile trails, attracting customers year-round. The established business offers a loyal customer base, excellent visibility, and a seamless opportunity for new ownership. The upper level is currently used for business storage but was formerly a 2-bedroom, 1-bath apartment and could potentially be converted back for owner occupancy, employee housing, or rental income. Rare opportunity to own a thriving Northwoods business and continue a local tradition.

Inclusions Business, Real Estate and Equipment

Exclusions Sellers Personal Property, Food/Liquor Inventory, See Attached List

COMMERCIAL TYPE Restaurant, Tavern, With Apartment

LOCATION Corner, Free Standing

EXTERIOR MAIN BUILDING Wood/Wood Shake/Cedar

FOUNDATION Slab

LOWER LEVEL None

HEATING FUEL TYPE Lp Gas

HEATING/COOLING Central A/C, Forced Air, Wall A/C, Window A/C

WATER Private Well

WASTE Septic Mound

SALE INCLUDES Business Name, Equipment, Real Estate

LICENSES Food, Liquor

DOCUMENTS ON FILE Fixtures & Equipment, Property Condition Report

BUILDING PARKING Onsite Parking, Street Parking

MISC EXTERIOR/INTERIOR Living Space Avail

Prepared by:

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 14830
 111188

Crivitz WI 54114

Listed by: 14830 111188 Venture Real Estate Co

Co-Listed by:

Sold By:



Days On Market 50
 Electronic Consent No
 Licensee Int/Broker Own No

Selling Price

Close Date

Type Of Sale

Financing Type

Seller Allowance Amount

ClosInfo

Buyer Inducements

Misc Closed Info 2

BrkErn\$

Ern\$Name

No

Dominion Title

Farm Specific Data

Barn	Main Barn	Est Acreage-Total Farm	FSA Aerial Map in Docs	
Outbuilding 1	Outbld1Des	Est Perm Pasture Acres	Soil Map in Assoc Docs	
Outbuilding 2	Outbld2Des	Est Wooded Acres	FarmlndPresv/WdIndTaxCred	
Outbuilding 3	Outbld3Des	Est Tillable Acres		
Outbuilding 4	Outbld4Des	Est Wetland Acres	Primary Section #	
Outbuilding 5	Outbld5Des	Corn Base Acres (Yield)		
Outbuilding 6	Outbld6Des	Soybean Base Acre (Yield)		
Outbuilding 7	Outbld7Des	CRP-Acres	CRP-Expiration	CRP-Payment
Outbuilding 8	Outbld8Des	CREP-Acres	CREP-Expiration	CREP-Payment
		Est Rented Acres	Rented-Expiration	Rented-Payment

Misc Farm Details

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