

COMMERCIAL REAL ESTATE OPPORTUNITY



HOSPITALITY POWERHOUSE

Located just minutes from Wisconsin Dells and Devil's Lake, this 5+ acre commercial property is brimming with history and opportunity. This turnkey facility offers a fully updated kitchen, one of a kind bar/restaurant, an operating short term rental, and a history of hosting memory making weddings.



RESTAURANT & BAR

Increase your year-round traffic with a fully updated commercial kitchen, historic dining room and modern bar. Property currently holds a full liquor license.



WEDDING/EVENTS VENUE

Not only does this property have an 1800s wedding chappel, but for outdoor weddings the backdrop is the Baraboo Bluffs.



SHORT TERM RENTAL

The property includes a rental cottage with a sleeping capacity for 8 guests and an outdoor deck for watching the sunsets.



LIST PRICE
\$999,999.00

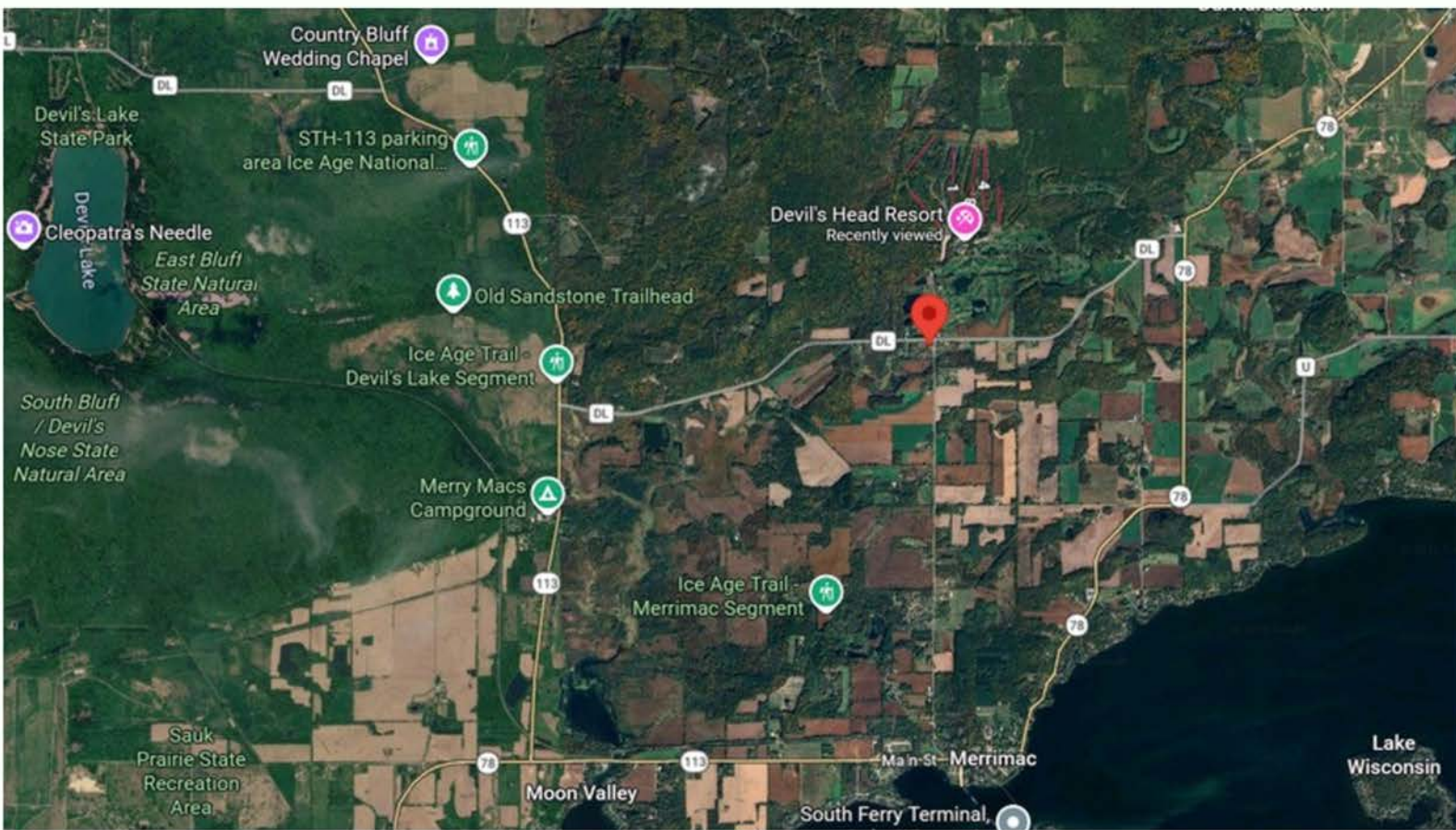


PROPERTY SUMMARY

Parking Spaces:	100+ Spaces
Street Frontage:	1075 Ft.
Lot Size:	5+ Acres
Taxes:	\$4,139 (2025)
List Price:	\$999,999.00

PROPERTY HIGHLIGHTS

- Turnkey restaurant, bar and event center
- Property includes an active Short Term Rental
- Located in the town of Merrimac just outside of Baraboo
- Multiple development opportunities
- Great road frontage



PROPERTY LOCATION

- E13887 County Rd. DL Merrimac, WI 53561
- Near several major tourist destinations including:
Wisconsin Dells
Devil's Lake
The Ice Age Trail
Devil's Head Ski & Golf
Lake Wisconsin
Parfrey's Glen
- Less than 1-hour drive from Madison
- Less than 2-hour drive from Milwaukee
- 3.5 hour drive from Minneapolis, MN
- 3.5 hour drive from Chicago, IL





FULLY EQUIPPED RESTAURANT

The current owners have revamped the kitchen adding all necessary culinary equipment to not only operate the property as a special events venue, but also a fully functioning restaurant.





FULL LIQUOR LICENSE

The restaurant features a full bar that holds a current class B Liquor License. This allows operators to offer beer, wine and liquor to restaurant and venue guests. Perfect for special events or everyday operations.





ROOM FOR EXPANSION

The property includes an undeveloped 2.33 acre parcel that could potentially be rezoned to Recreational Commercial. This allows room for expansion with a possible outdoor wedding venue, rental cabins and more.



Artistic Rendering For Potential Expansion



OPERATING SHORT TERM RENTAL

Onsite is an active short term rental cottage, giving new owners instant additional income. There is opportunity to add more lodging with future expansion for wedding guests or restaurant patrons.





OPPORTUNITY AWAITS!

This antique train caboose was previously used as an overnight rental, but could be converted into a special events cocktail bar or a gourmet coffee spot.





WISCONSIN DELLS REALTY- BUNBURY & ASSOC.

Contact Wisconsin Dells Realty's commercial brokerage team for additional information on the property and development possibilities.



Brad Sigmund
Real Estate Broker

cell:

608-628-2892

office:

608-253-4541

email:

brads@wisdellsrealty.com



Tory Wolfram
Real Estate Broker

cell:

608-697-1118

office:

608-253-4541

email:

toryw@wisdellsrealty.com



Lisa Pfeifer
Real Estate Broker

cell:

608-432-1069

office:

608-253-4541

email:

lisap@wisdellsrealty.com