



130 N. 1st Street Wausau, WI 54403

Property Features

- High traffic
- Centrally located in heart of downtown Wausau
- Newly renovated
- Beautiful bar, walk-in cooler and kitchen area with hood

Details

Newly renovated building with great views of Rib Mountain. Originally built as the Masonic Lodge, this building features a grand hall and additional lounge space, which can accomodate up to 299 patrons. The upper floor has a full bar with coffee shop, commercial kitchen and brew house. There are 3 separate entrances to the main floor on River Drive. Most space is currently leased and tenants are interested in staying. There is a third floor mezzanine for storage and utility purposes.

PRICE - REDUCED ~~\$1,399,500~~ **\$999,500**

LEASE RATE **\$12-\$16/SF NNN**

ESTIMATED NNN/CAM CHARGES \$4/SF

BUILDING SIZE 20,266 SF

MAIN FLOOR SIZE/BAR ± 9,327 SF

3RD FLOOR MEZZANINE SIZE ± 1,612 SF

GROUND FLOOR 4,700 SF, 1,580 SF, 1,935 SF

ACRES 0.97

ZONING DPMU

PARKING 57 SPACES

YEAR BUILT 1973

For more information:

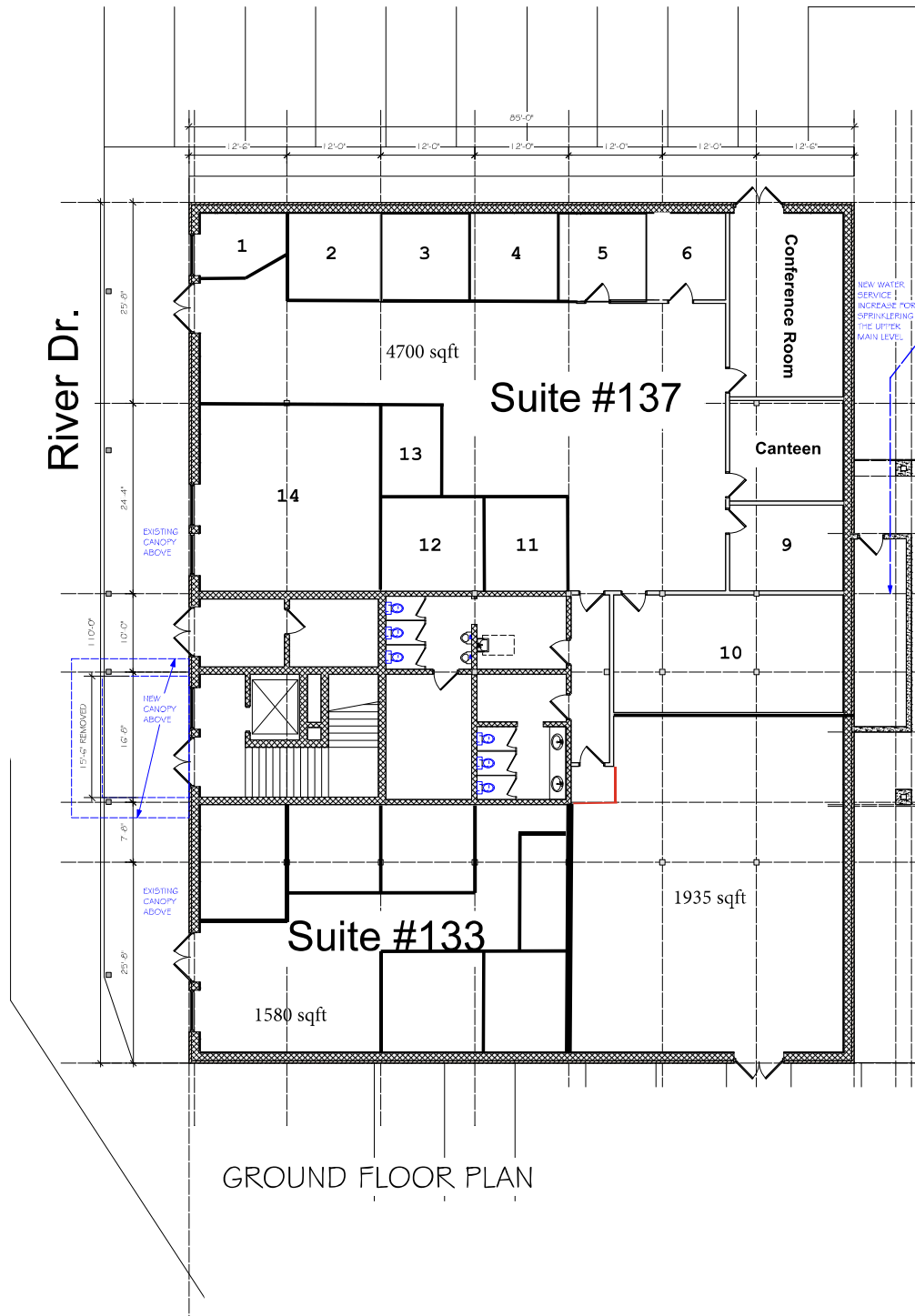
Tony "T.J." Morice, SIOR ([About SIOR](#))

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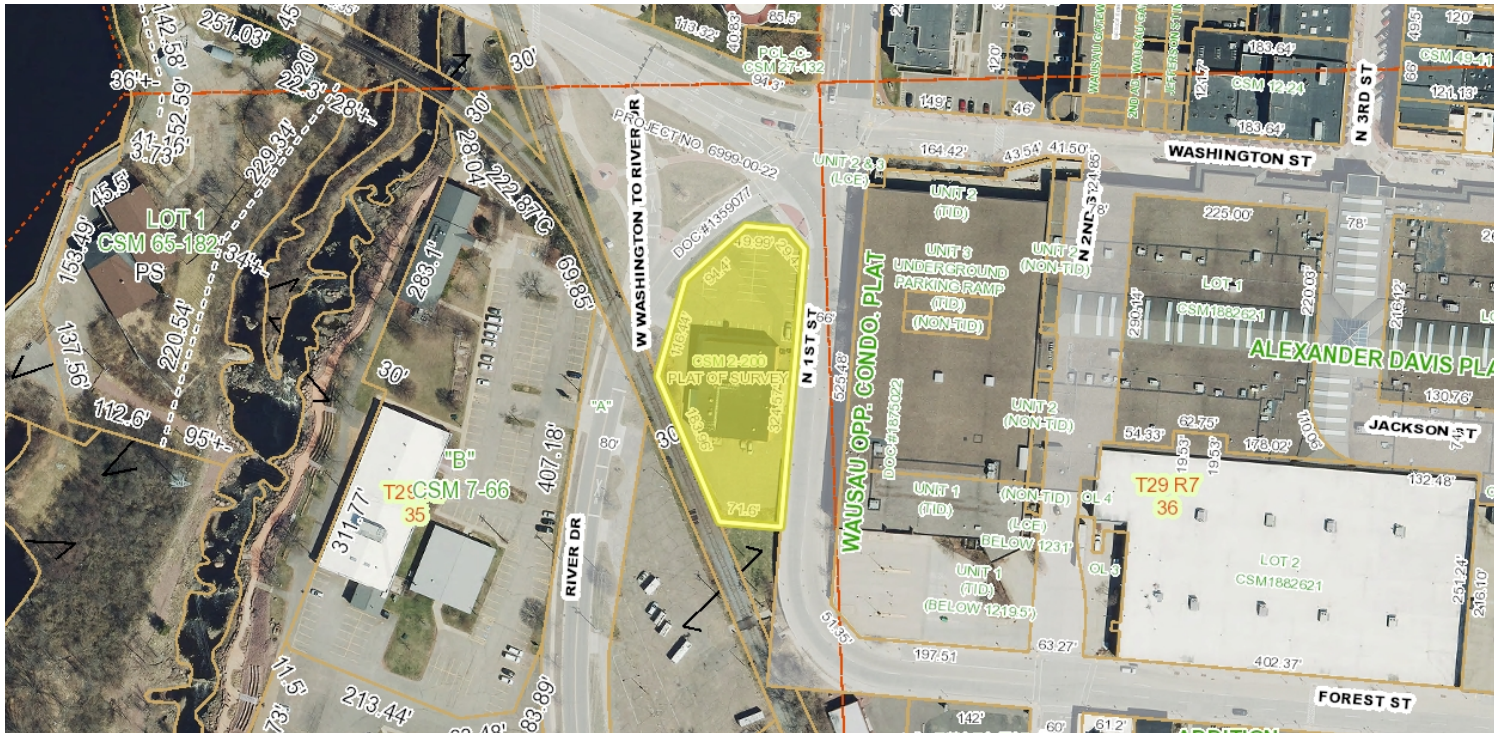
The floor plan shows a rectangular building footprint with various rooms and renovation callouts. Key areas include:

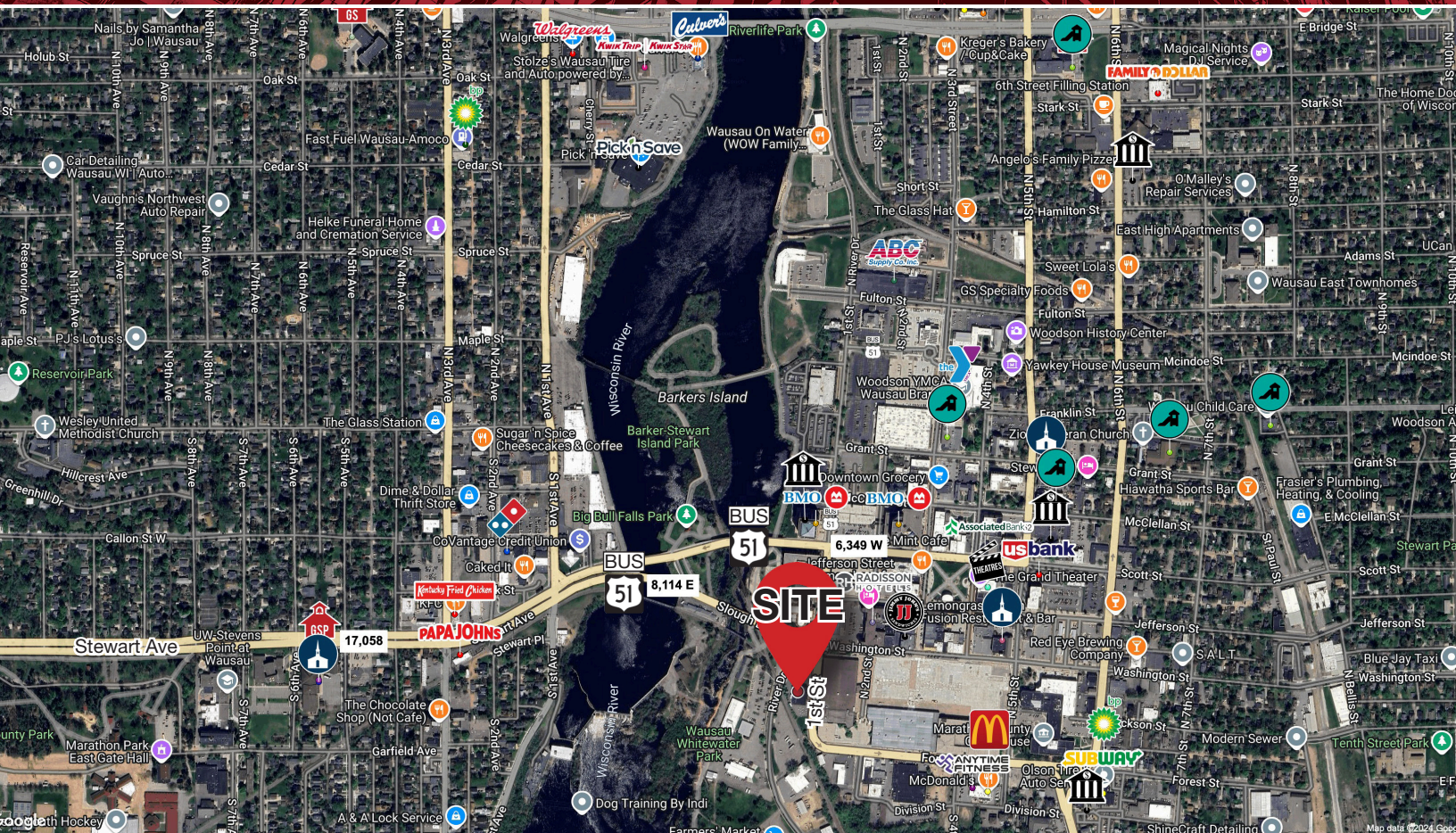
- MUSIC VENUE (108)**: A large central area with notes like "EXISTING CHAIRS REMOVED AND REINSTALLED AFTER CPT REMOVED" and "REMOVE EXISTING SECTION OF PLATFORM AND TWO ROWS OF SEATS".
- LOBBIES**: BACK LOBBY (111) and FRONT LOBBY (104). The front lobby has a note "REMOVE WALL" and "REMOVE EXISTING CARPET, CLEAN CONCRETE".
- KITCHEN (115)**: Includes a COOLER (114), BAR, and BACK BAR.
- BATHROOMS**: MEN (117) and WOMEN (118).
- WOMEN'S LOUNGE (119)**
- ENTRY (100)**: Includes JAN (102) and COATS (101).
- STORAGE**: Multiple locations labeled STORAGE (106, 109, 110, 120).
- CORRIDOR (103)**: Features CORRIDOR WALLS OPENED UP and a COFFEE CAFE' area.
- NEW CANOPY**: Located on the left side, with decorative cable & steel supports.
- RENOVATION CALLOUTS**: Numerous blue annotations specify removals (e.g., "REMOVE EXISTING CPT ON STEP", "REMOVE EXISTING CHAIRS") and new installations (e.g., "NEW CPT ON STEP", "NEW STEEL LINTEL & JAMB POSTS").
- DIMENSIONS**: Various room sizes and overall dimensions are provided, such as 110'-0" by 85'-0" for the main footprint.
- LEGEND**: At the bottom left, it reads "1 FLOOR PLAN" and "A1.0 1/8" = 1'-0"
- SCALE**: A graphic scale bar at the bottom right indicates 0, 2', 4', and 8'.

Ground Floor Plan









POPULATION



1 MILE:	11,998
3 MILES:	40,824
5 MILES:	57,709

AVERAGE INCOME



1 MILE:	\$69,986
3 MILES:	\$87,508
5 MILES:	\$92,035

AVERAGE HOUSEHOLDS



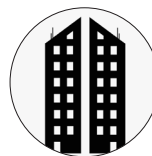
1 MILE:	5,417
3 MILES:	17,982
5 MILES:	25,639

EMPLOYEES



1 MILE:	10,252
3 MILES:	27,633
5 MILES:	35,854

BUSINESSES



1 MILE:	613
3 MILES:	1,594
5 MILES:	2,218

TRAFFIC COUNTS



BUS. HWY 51 E	8,114
BUS. HWY 51 W	6,349
STEWART AVE	17,058

NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.



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Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.