



1510 Hughitt Ave, Superior, WI 54880

\$249,900

Dan's Superior Cabinetry

Business for Sale | 39.04% CAP | 2,588 SqFt



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Listing Added: Today
Listing Updated: Today



Got any questions? I'm happy to help.



Details

Asking Price	\$249,900	Property Type	Business for Sale
Sub Type	Business Only	Investment Type	Owner/User
Investment Sub Type	Wood working	Lease Type	Gross
Tenant Credit	No Credit Rating	Tenancy	Single
Lease Term	3 years	Lease Commencement	01/01/2026
Lease Expiration	12/31/2028	Remaining Term	2.8 years
Square Footage	2,588	Net Rentable (SqFt)	2,588
Price per SqFt	\$96.56	Cap Rate	39.04%
Occupancy	100%	Occupancy Date	03/10/2026
NOI	\$97,573	Units	1
Buildings	1	Stories	1
Rent Bumps	January 2027 to \$900	Broker Co-Op	Yes

Marketing Description

Turnkey Custom Cabinet Shop for Sale

This is a rare opportunity to acquire a fully equipped and established custom cabinet and woodworking shop with over 11 years of proven business history and repeat customers. The sale includes the entire operation — equipment, website, phone number, and a large database of contractors and loyal clients with contact information — allowing a new owner to step in and continue operations immediately.

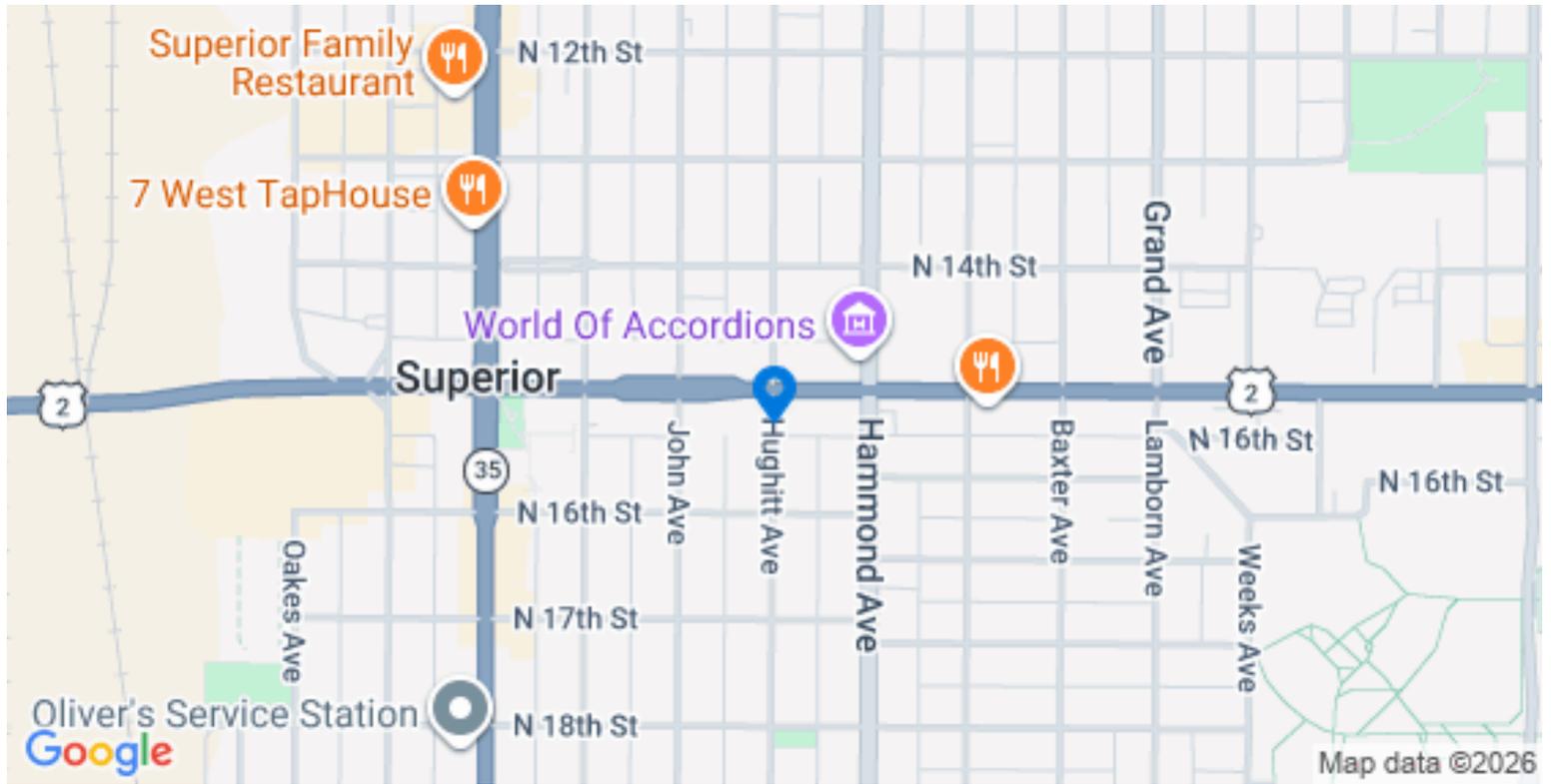
The business operates out of a 2,588 sq. ft. building with very manageable overhead. Current rent is \$850 until the end of 2026, then \$900 for the next 2 years, with the lease in place. Average utilities are around \$250 per month, and insurance is about \$160 per month. The landlord covers water, sewer, trash, property taxes, snow removal, and lawn care, keeping operating costs low and predictable.

The shop is exceptionally well equipped with professional-grade woodworking machinery and tools necessary for cabinetmaking, custom woodworking, and production work. Major equipment includes CNC machinery, edge-banding equipment, multiple table saws, joiners, sanders, air compressors, dust-collection systems, door-drying racks, pneumatic equipment, and finishing tools. The shop also includes over \$5,000 in hardware (hinges, hinge plates, rollers, screws, nails, glue, staples, contact cement). Over \$8,000 in material inventory (solid wood, sheet goods, veneer, laminate, millwork), a large assortment of specialty tools, clamps, blades, drill bits, and woodworking accessories — far too many to list individually. The scope of work that can be completed in this shop is endless. The current owner has done everything from custom cabinets, furniture, and countertops to refacing, tiny houses, saunas, ice houses, reclaimed accent walls, and boat work.

With a strong customer base, established systems, and extensive equipment included in the sale, this is an excellent opportunity for a woodworker, contractor, or entrepreneur looking to step into a fully operational custom cabinet and woodworking business with everything already in place.



Location (1 Location)



Property Photos (9 photos)



Household Income

\$59.3k

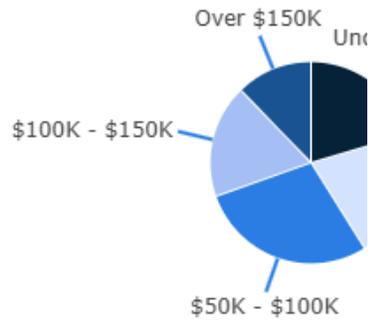
Median Income

\$55.2k

2029 Estimate

↓ **7%**

Growth Rate



Age Demographics

40

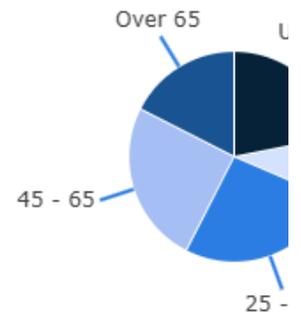
Median Age

37

2029 Estimate

↓ **8%**

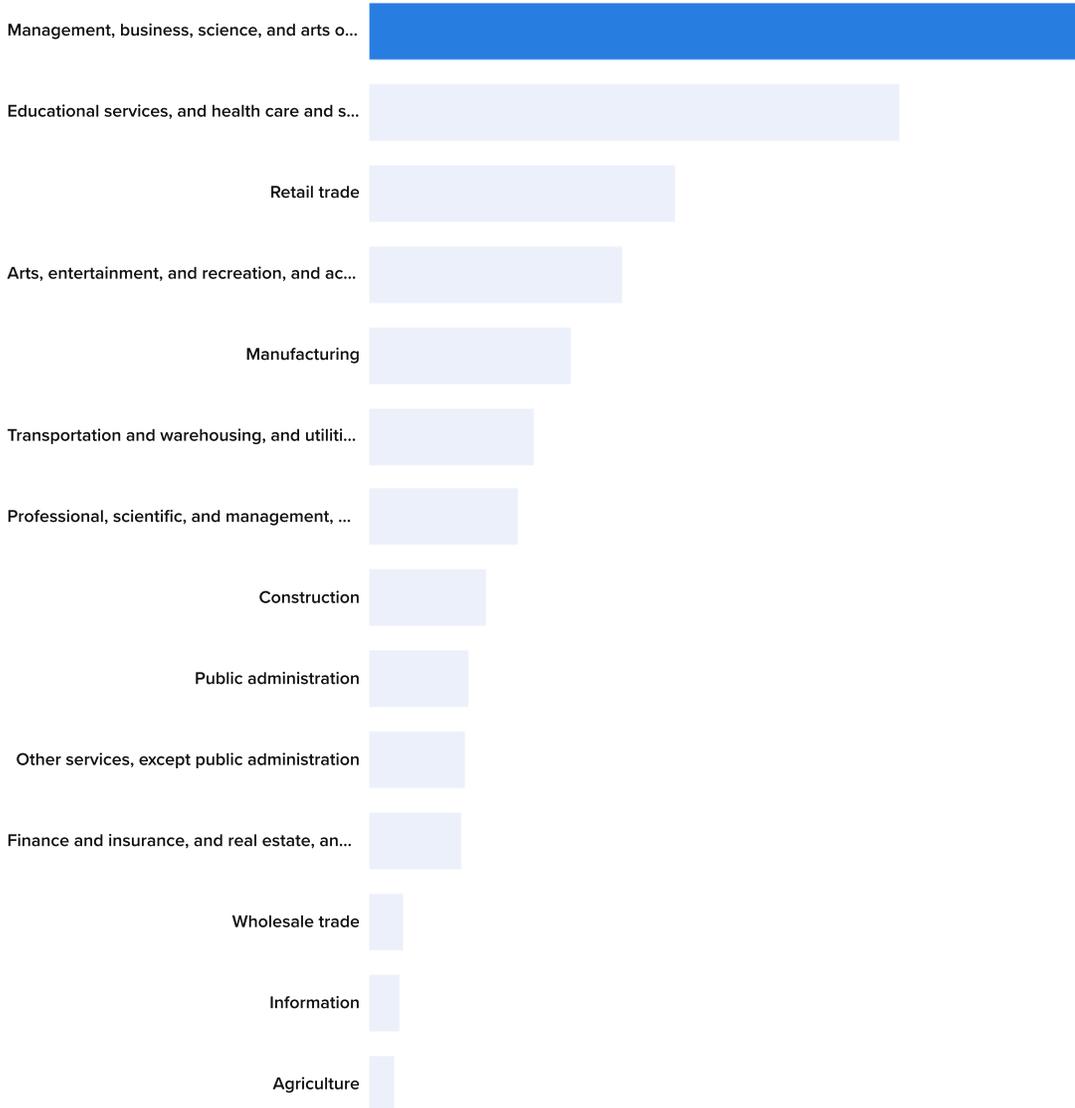
Growth Rate



Number of Employees

17k

Top Employment Categories



Housing Occupancy Ratio

13:1

15:1 predicted
by 2029



Renter to Homeowner Ratio

1:1

2:1 predicted
by 2029

