

FOR SALE:
**Solly's Grille - Iconic James Beard Award-Winning Restaurant
& Real Estate**
4629 N. Port Washington Rd, Glendale, WI 53212

A Turnkey Investment Opportunity

This offering includes all assets required for the immediate and continued operation of the award-winning restaurant and the modernized commercial building.

The Legacy of Solly's Grille

Since its founding in 1936, Solly's has evolved from a small neighborhood coffee shop into a nationally recognized destination. The sale includes the recipes, branding, and equipment that have sustained nearly 90 years of success. Whether you are an owner-operator looking to carry the torch or an investor seeking a landmark asset with rental upside, this property is a cornerstone of the Glendale community.

Asset Type: Retail / Restaurant / Office

A once-in-a-lifetime opportunity to own a piece of American culinary history. Located in Glendale's commercial corridor, this offering includes the iconic **Solly's Grille** business and the highly visible real estate at 4629 N. Port Washington Rd.

Famous as the home of the original "Butter Burger" and recipient of the **2022 James Beard America's Classics Award**, Solly's has been a Milwaukee North Shore staple since 1936. The property offers a rare combination of a turnkey legendary restaurant and a multi-tenant building with immediate rental income.

This modernized and well maintained, farmhouse-style building is constructed with an attractive red brick and vinyl exterior. The building features modern amenities including a Schindler elevator, ensuring comfort and accessibility to all three floors. The second floor hosts tenants with a secure 3-year lease in place, providing immediate income potential and additional an office with full bath.

PROPERTY HIGHLIGHTS

- **Modernized Building:** Relocated to this site in 2000, the building underwent a massive physical relocation and modernization.
- **Income Diversification:**
 - **Level 1:** Fully equipped restaurant Solly's Grille.
 - **Level 2:** Professional office suite with a **3-year lease** in place, providing immediate debt-service coverage.
 - **Accessibility:** Schindler elevator providing accessibility to all three floors and ADA compliance. ADA bathrooms on 1st and 2nd floors.
- **Location:** Easy access off I-43 and proximity to the high-traffic Bayshore lifestyle center.
- Exterior wood painted 2024
- New floors in kitchen and dining room 2026

BUSINESS ASSET: SOLLY'S GRILLE

- **Established in 1936:** Nearly 90 years of brand equity. A household name in Wisconsin and beyond.
- **The Legacy, Acclaim and Global Brand Recognition:** Home to the world-renowned "Butter Burger," featured on the Food Network, Andrew Zimmern - Delicious Food and praised by Anthony Bourdain. Also featured on the Japanese Food Network and Japanese Public Television Network. Solly's Grille is a "bucket-list" destination that attracts visitors from around the world.
- **Accolades:** Winner of the **2022 James Beard America's Classics Award**.
- **Media Coverage:** Featured on *The Food Network*, *Travel Channel*, *USA Today*, and Netflix's *Fresh, Fried & Crispy*, *Japanese Food Network* and *Japanese Public Television Network*
- **Inclusions:** All proprietary recipes including the "Original Butter Burger", branding, social media assets, and a high-volume FF&E package Furniture, Fixtures, & Equipment.
- **Digital Powerhouse:** Large social media following and historical media archives.

Television & Film

- **Hamburger America:** Solly's was featured in George Motz's documentary film and book, which tells the story of unique hamburger locations across the country.
- **Travel Channel:** The restaurant was featured on the Travel Channel's show [Burger Land](#).
- **Bizarre Foods with Andrew Zimmern:** Host Andrew Zimmern stopped by Solly's to feature the restaurant and its "Butter Burgers".
- **Food Network:** Solly's owner Glenn Fieber has appeared on the Food Network.
- **Cook's Country:** The restaurant and its "Butter Burgers" were featured in the October/November 2015 issue of *Cook's Country* magazine and on the associated PBS TV show.
- **Japan Broadcasting Corporation (NHK):** The restaurant has received international attention, including a feature by Japan's public broadcaster.
- [Owner Discussion & History](#)
- **TMJ & CBS Milwaukee**

Awards & Publications

- **James Beard Foundation:** Solly's Grille was honored with a prestigious **2022 America's Classics Award**, an award given to locally owned restaurants with "timeless appeal" that are "beloved regionally for quality food".
- **Business Insider:** The publication named Solly's as the place that does the "butter burger" the best for its "best burger in every state" list.
- **Thrillist:** Solly's has been included in lists of the best burgers in the country and essential regional burger styles in America.
- **National Geographic:** The grille has been featured in this magazine.
- **Milwaukee Journal Sentinel** and **OnMilwaukee:** Solly's is frequently covered in local news outlets for its butter burgers, James Beard award, and history.
- **The New York Times:** The newspaper mentioned Solly's in a review related to the *Hamburger America* book.

Proprietary Assets Included in Business Sale

- **The Original Recipes:** All proprietary methods for the "Butter Burger" and specialty malts.
- **Digital Assets:** Domain names, social media accounts
- **Vendor Contracts:** Established relationships with local Wisconsin meat and butter purveyors
- **New Clover POS** (will require new lease)

Broker Contact Info:

Judy Hearst Coldwell Banker Commercial Realty

414-702-2064

Judy.Hearst@cbexchange.com

[The History of the Butter Burger](#) This video provides the essential backstory and "vibe" of Solly's Grille, which is critical for any buyer looking to understand the emotional and cultural value of the brand they are acquiring.

