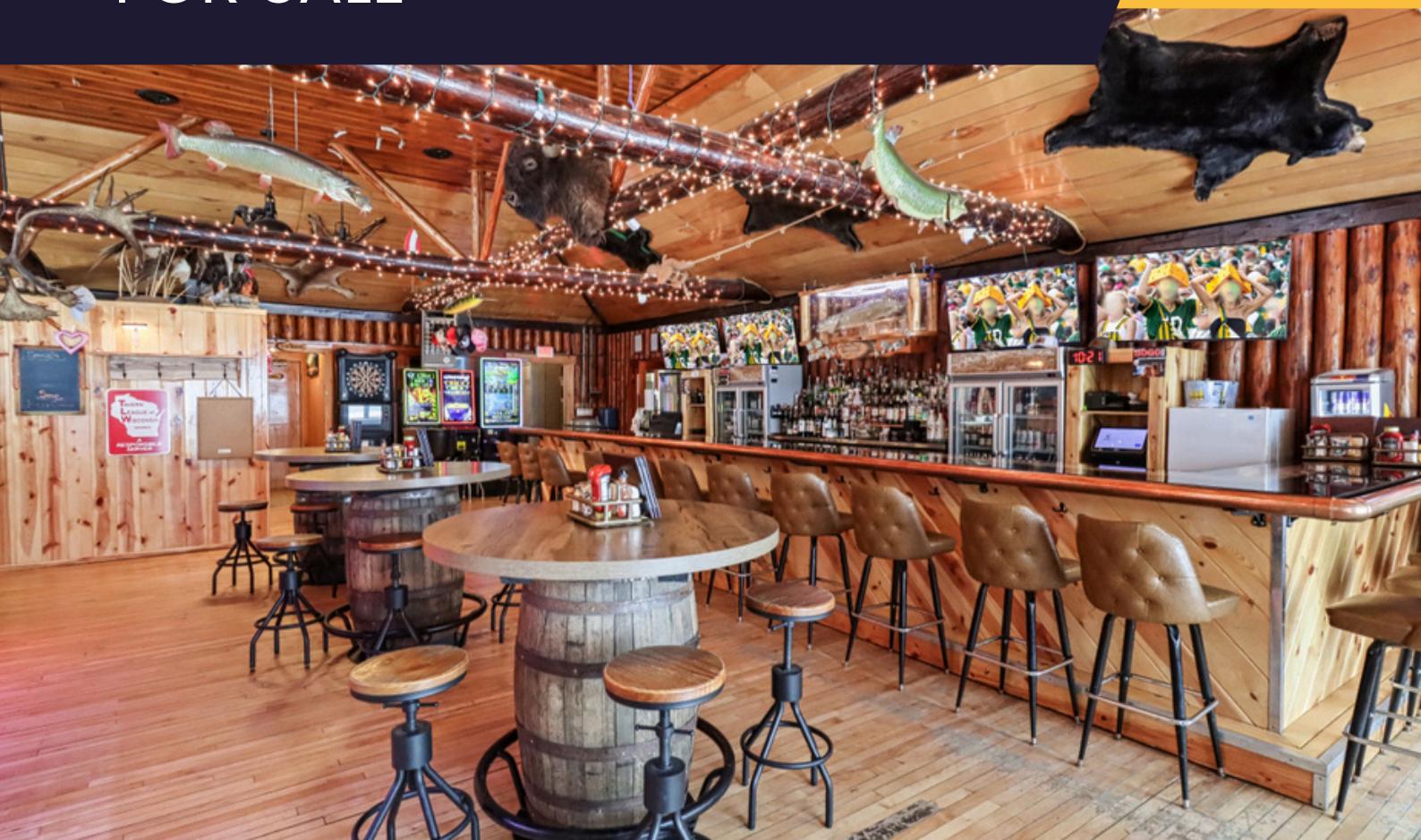


# **TURNKEY LAKE RESORT RESTAURANT + HOME FOR SALE**



5747 & 5751 Hillside Resort Trail, Phelps, Wisconsin 54554

**RICK GUNTZEL**  
Associate Broker  
612-889-8100  
[rick@hscbrokers.com](mailto:rick@hscbrokers.com)



# BUSINESS OVERVIEW

## HIGHLIGHTS

Phelps Hillside Restaurant & Residence is an established Northwoods dining destination located within Phelps Hillside Resort on Lac Vieux Desert. The offering features a spacious restaurant paired with an attached three-bedroom, two-bath residence, presenting a compelling live-work opportunity in a premier lake resort destination. The restaurant property features multiple dining areas, a fully equipped commercial kitchen, bar service, storage areas, restrooms, and a basement beer cooler. Demand is supported by boating and fishing activity, extensive snowmobile and ATV trail networks, and consistent cross-border tourism from Wisconsin and Michigan. The attached residence enhances day-to-day operating efficiency while lowering occupancy costs, making the offering particularly attractive for an owner-operator.



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**Asking Price** \$ 720,000

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**Gross Revenue** Available with Signed Non-Disclosure Agreement

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**Furniture, Fixtures & Equipment** \$ 50,000, included in asking price

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**Inventory** \$ 20,000, not included in asking price

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**2025 Real Estate Taxes** \$ 3,807

5747 & 5751 Hillside Resort Trail, Phelps, Wisconsin 54554

# PROPERTY FEATURES



## SQUARE FEET

Restaurant: 2,860  
Residence: 1,400



## LOT SIZE

Part of Phelps Hillside Resort:  
9.16 acres (Condominium)



## CAPACITY

Approximately 120



## PARKING

30 spaces

The restaurant features classic Northwoods lodge design with knotty pine walls, exposed log beams, wood ceilings, and mounted wildlife accents. Large lake-facing windows provide natural light and views of Lac Vieux Desert, creating a warm cabin atmosphere. The stainless commercial kitchen includes a full cooking line and efficient layout. The attached residence offers updated kitchen and bath finishes, bright living space, and cohesive log-style exterior design.

## WELL ESTABLISHED AND PROFITABLE RESTAURANT + BAR



5747 & 5751 Hillside Resort Trail, Phelps, Wisconsin 54554

# FLOOR PLAN

RESTAURANT MAIN FLOOR



**TOTAL: 2861 sq. ft**

Basement 1: 0 sq. ft, 1st floor: 2861 sq. ft

EXCLUDED AREAS: BASEMENT: 370 sq. ft, STORAGE: 409 sq. ft, WALLS: 217 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

5747 & 5751 Hillside Resort Trail, Phelps, Wisconsin 54554

# PHOTOS



5747 & 5751 Hillside Resort Trail, Phelps, Wisconsin 54554

# FLOOR PLAN

RESIDENCE MAIN FLOOR



**TOTAL: 1401 sq. ft**

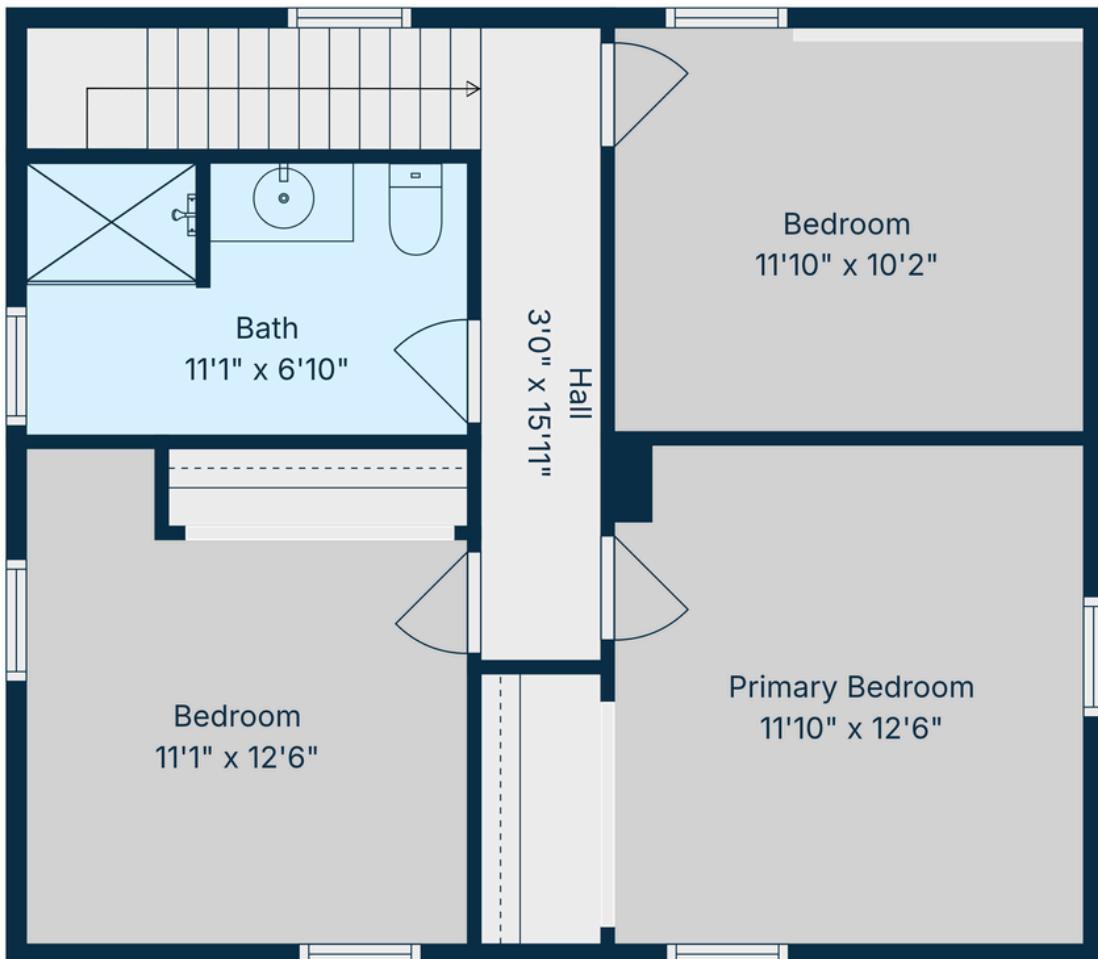
Basement 1: 0 sq. ft, 1st floor: 908 sq. ft, 2nd floor: 493 sq. ft  
EXCLUDED AREAS: BASEMENT: 387 sq. ft, LOW CEILING: 336 sq. ft, PORCH: 170 sq. ft,  
BEDROOM: 117 sq. ft, WALLS: 202 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

5747 & 5751 Hillside Resort Trail, Phelps, Wisconsin 54554

# FLOOR PLAN

RESIDENCE UPPER FLOOR



**TOTAL: 1401 sq. ft**

Basement 1: 0 sq. ft, 1st floor: 908 sq. ft, 2nd floor: 493 sq. ft  
EXCLUDED AREAS: BASEMENT: 387 sq. ft, LOW CEILING: 336 sq. ft, PORCH: 170 sq. ft,  
BEDROOM: 117 sq. ft, WALLS: 202 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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# PHOTOS

RESIDENCE



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# LOCATION HIGHLIGHTS

## DESTINATION SETTING

Phelps Hillside Restaurant is located within Phelps Hillside Resort, directly adjacent to Lac Vieux Desert, a 4,260-acre lake straddling the Wisconsin–Michigan border. As one of the largest lakes in Vilas County and the headwaters of the Wisconsin River, the lake draws consistent recreational traffic throughout the year.



### OFF-ROAD TRAILS

Major snowmobile and ATV trail systems



### BOATING + FISHING HOTSPOT

Popular boating and fishing areas



### STAY + PLAY LODGING

Seasonal cabins, resorts, campgrounds, and vacation homes



### CROSS-REGIONAL TOURISM

Regional visitors from Northern Wisconsin and Michigan's Upper Peninsula



5747 & 5751 Hillside Resort Trail, Phelps, Wisconsin 54554

# LOCATION HIGHLIGHTS



5747 & 5751 Hillside Resort Trail, Phelps, Wisconsin 54554

# DEMOGRAPHICS

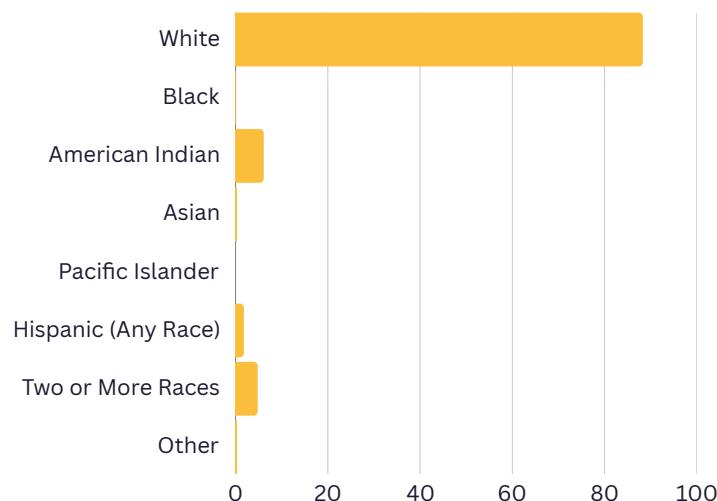
Figures prepared from esri

	5 Mile Radius	10 Mile Radius	20 Mile Radius
<b>Population</b>	870	3,066	14,758
<b>Median Age</b>	58.5	59.1	56.8
<b>College or Advanced Degree</b>	33.7%	37.1%	42.0%
<b>Median Household Income</b>	\$60,742	\$62,351	\$64,710
<b>Average Household Income</b>	\$90,172	\$89,232	\$88,551
<b>Owner Occupied</b>	32.8%	33.6%	37.2%
<b>Projected Population Growth 2022-2027</b>	0.23%	0.33%	0.40%

## AREA BUSINESSES

Thunder Bay Resort  
 Sunrise Lodge  
 Bronco Digital Solutions  
 Red Man Supper Club  
 Gateweay Golf Course & Lodge  
 Headwaters State Bank  
 Charlie's Market  
 Big Sand Lake Golf Course  
 Lac Vieux Desert 2 Golf Course  
 Lake Forest Golf Club  
 Eagle Waters Resort  
 Camp Ramah

## 2022 RACE AND ETHNICITY



5747 & 5751 Hillside Resort Trail, Phelps, Wisconsin 54554

# AGENCY DISCLOSURE

Page 1 of 2

**WISCONSIN REALTORS® ASSOCIATION**  
4801 Forest Run Road, Madison, WI 53704

**Hospitality Services Corp.**  
Effective July 1, 2016

## DISCLOSURE TO CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the  
2 following disclosure statement:  
3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent  
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:  
8 (a) The duty to provide brokerage services to you fairly and honestly.  
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.  
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.  
12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 57-66).  
14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 24-40).  
16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.  
17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.  
19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector.  
22 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain  
23 language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.  
24 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
25 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
26 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
27 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
28 Firm is no longer providing brokerage services to you.  
29 The following information is required to be disclosed by law:  
30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 57-66).  
31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection  
32 report on the property or real estate that is the subject of the transaction.  
33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may  
34 list that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other  
35 information you consider to be confidential.  
36 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_  
37 \_\_\_\_\_  
38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_  
39 \_\_\_\_\_  
40 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)  
41 By signing and dating below I /we acknowledge receipt of a copy of this disclosure and that  
42 \_\_\_\_\_ and \_\_\_\_\_ are  
43 Agent's Name Firm's Name  
44 working as: (Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **STRIKE ONE**  
**45 THIS IS A DISCLOSURE AND NOT A CONTRACT. Wisconsin law required the Firm to request the customer's**  
**46 signed acknowledgment that the customer has received a copy of this written disclosure statement if the Firm**  
**47 will provide brokerage services related to real estate primarily intended for use as a residential property**  
**48 containing one to four dwelling units. SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE**  
**49 ANY CONTRACTUAL OBLIGATIONS BY EITHER THE CUSTOMER OR THE FIRM.**  
**50 See the reverse side for definitions and sex offender registry information.**  
51 \_\_\_\_\_  
52 Customer Signature Date Customer Signature Date  
53 Customer's Name: \_\_\_\_\_ Customer's Name: \_\_\_\_\_

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

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Drafted by Attorney Debra Peterson Conrad ®

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100 Bridge Avenue East, PO Box 739, Delano, MN 55328  
763-972-9077 | www.hscbrokers.com

# AGENCY DISCLOSURE

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54 **NOTICE ABOUT SEX OFFENDER REGISTRY**

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

57 **DEFINITION OF MATERIAL ADVERSE FACTS**

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

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

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