

*103 E. Maple Ave
Beaver Dam
WI 53916
Dodge County*

Building Description:

- ◆ Building square feet:
41,250 sq. ft.
- ◆ Number of floors: 6
- ◆ Number of Units/Apartments: 77
- ◆ 25 rooms
- ◆ 41 apartments
- ◆ 6 efficiencies no kitchen
- ◆ 5 sleeping rooms
- ◆ 1 formal Banquet Hall seats
135 people
- ◆ 1 in basement Banquet Hall or
retail space (about 1500 sq ft)
- ◆ 1 café/coffee shop with kitchen
seats 65 people
- ◆ Flower shop
- ◆ Other financial statement is
available for serious buyers
- ◆ \$1,650,000



**BUNBURY
COMMERCIAL**

6180 Verona Road
Fitchburg, WI 53719

For Sale

*Multi-Family Building/Rogers Hotel
Downtown • Beaver Dam*



Main Floor Reflects the Glamour & Grandeur of 1927, Hotel Rogers is Beaver Dam's most recognizable landmark. The main floor is under utilized by the current owner. There are 135 seats in the main banquet hall with large size kitchen space. The coffee/café shop with another kitchen seats approximately 50 people. The basement banquet room can accommodate approximately 100 seats. Currently the building is used as a residential rental property, three of the six floors are underutilized offering the purchaser great potential for increased income. The property consists of a six floor brick building, all of the electric has been updated, all windows are changed, and this building has been restored to its original historical state. Currently the vacancy rate is about 5%. Use your imagination to utilize this property in a fast growing city of Wisconsin. Property can be easily converted to Residential Condos or kept as room rentals or Bed and Breakfast.

For More information Contact: Samina J. Khan (RBA)
cell:(608)347-8993 email:skhan@bunburyrealtors.com

Information shown herein was provided by source deemed to be reliable and is believed to be accurate but no warranty or representation is made as to the accuracy therefore and is subject to correction. Prices are subject to change without notice.

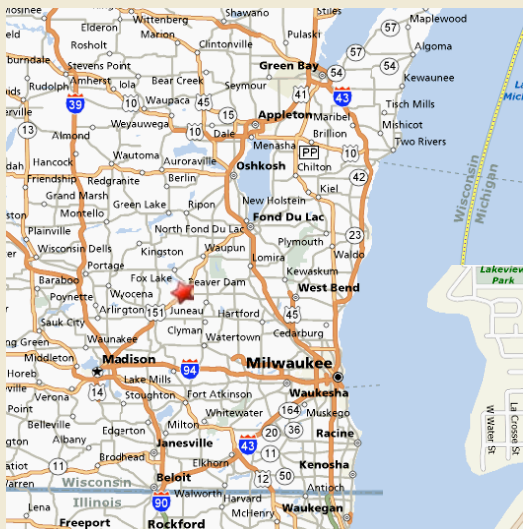


Features:

- ◆ Downtown landmark
- ◆ Exceptionally Maintained
- ◆ 3 underutilized Floors Offer Increased Income Potential
- ◆ Resident lounge area
- ◆ Secured building
- ◆ Cable T.V.
- ◆ Housekeeping and Linens for sleeping rooms
- ◆ Private telephones
- ◆ Handicapped Ramp
- ◆ Elevator
- ◆ Walk to Grocery stores, Senior Center, Post Office, Banks, Community Library, Churches & Historical society
- ◆ City Economics & Developments
- ◆ In last 10 years equalized value has doubled
- ◆ Good quality of life

Last 5 years developments as follows

- ◆ Walgreen store
- ◆ Super-Walmart
- ◆ Menard Store
- ◆ Home Depot
- ◆ Kohl's Department store
- ◆ Regional Distribution center for Walmart (building 1,200,000 sq. ft. have 700 employees)
- ◆ State of the Art new YMCA with water park
- ◆ Beaver Dam Mall redevelopment in Process
- ◆ Another Brand new Business Park
- ◆ Downtown Development Planned

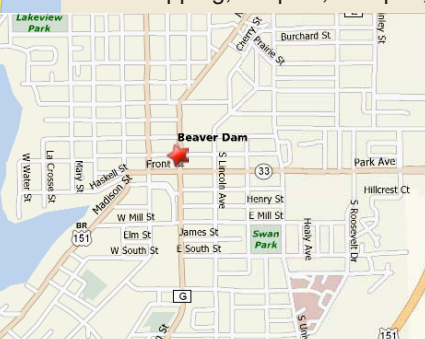


Geographical information:

- ◆ Population 15,500 Plus
- ◆ Lake is 6,000 acres
- ◆ Beaver Dam Community Hospital BDCH (about 88,000 drawing area)
- ◆ Beaver Dam draws from many small towns and communities for shopping, hospital, banquet, entertainment and social needs: Example:

Randolph, Cambria, Fox Lake, Horicon, Waupun, Juneau, Theresa and Columbus

- ◆ Beaver Dam is 30 miles from Madison
- ◆ Beaver Dam is 60 miles from Milwaukee



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