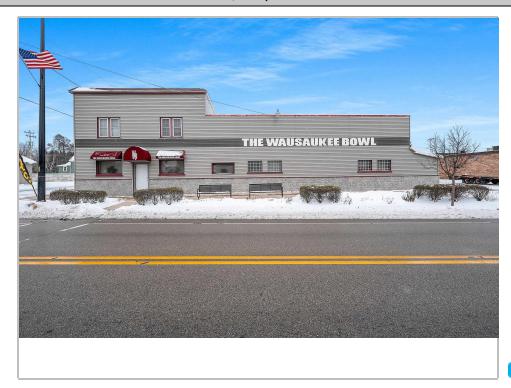
326 MAIN Street \$675,000









Village of Wausaukee, WI

Property Information

Class Commercial MLS # 50318943 Lease Price per SqFt. Lease Price-Net/Gross Status Active-No Offer Type For Sale Real Estate **County** Marinette School-District Wausaukee City (Mailing) WAUSAUKEE **Industrial Park Name** Restrictive Covenant(s) No Tax Net Amt \$7,082.70

IncPrdFarm **LICENSES BUILDING PARKING** TRUCK DOOR HEIGHT None

Building SQFT

Src Bld SF

10,904 Assessor/Public Record No Food, Liquor

Onsite Parking, Paved, Street

Parking

EstManuSF Est Office SQFT EstWrhsSF

Zoning Commercial

COMMERCIAL TYPE Office, Recreation, Restaurant,

Retail, Tavern, With Apartment

EXTERIOR MAIN BUILDING Block, Vinyl

FOUNDATION Poured Concrete

HEATING/COOLING Central A/C, Forced Air, Multiple

Units

HEATING FUEL TYPE Natural Gas

LOCATION Business District, Corner, Free Standing,

Highway Nearby

MISC EXTERIOR/INTERIOR Building Sign, Living Space

Avail, Security System

SALE INCLUDES Business Name, Equipment, Real

Remarks Venture North to: Wausaukee Bowl—an established business for over 23 years featuring a bowling alley, restaurant & bar with a strong local following. This turnkey operation offers updated lanes, active leagues, scheduled tournaments, and a fully remodeled interior throughout recent years. Property includes an on -site laundromat for extra income plus a spacious 4BR/2BA upper apartment (approx. 1,740 sq ft), beautifully updated and ideal for owner occupancy or rental income. A rare chance to step right into a thriving Northwoods business!

Directions Hwy 141 to Wausaukee WI

Inclusions Bar, Restaurant, Bowling Alley, Laundry Mat Businesses, 4 bed/2bath Apartment, Real Estate, all business equipment and Business name.

Exclusions Sellers Personal Items, Susie's Pro Shop, Gaming Machines



Prepared for you by: Kathryn A Conard **Venture Real Estate Co** kconardrealestate@gmail.com

PREF: 920-621-6719

Listing Courtesy of: Venture Real Estate Co



RANW MLS listings may only be shown to buyers after agency disclosure. Information provided for general information only, if material should be verified by user or qualified expert. *Taxes may not include all assessments or fees. Buyer should verify total square footage, acreage/land, building/room dimensions if material. Below grade areas may not meet building code