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 INFORMATION**



## 8101 Schofield Avenue, Weston, WI

### Location

The Bar and Grill is located in Weston, WI at 8101 Schofield Ave. on the north side the Weston Business Industrial Park and across from the Mountain/Bay Trails (Thus Trailside's name sake) and residential community.

### Property Features

- Sports bar and grill located in the Greater Wausau area
- Local and imports beers, wines and spirits
- Menu features classic bar foods, as well as daily hearty dining specials
- Popular neighborhood establishment

### Details

High performing turnkey sports bar & grill located within the Greater Wausau market. Providing lunch and dinners for local businesses and families. Host site for benefit banquettes and community service organization meetings. Features classic bar foods, as well as daily hearty dining specials.

<b>PRICE</b>	<b>\$984,000</b>
<b>Total Building Size</b>	3,774 SF
<b>Seating</b>	156
<b>Office</b>	1 Office
<b>Storage</b>	Devoted room
<b>Power</b>	200 Amp 1 Phase 220 Volt
<b>Year Built</b>	1940; Remodeled 2015
<b>Lot Size</b>	0.910 Acres
<b>Parking</b>	Private paved: 80+ spaces; 3 handicap spaces; lighted

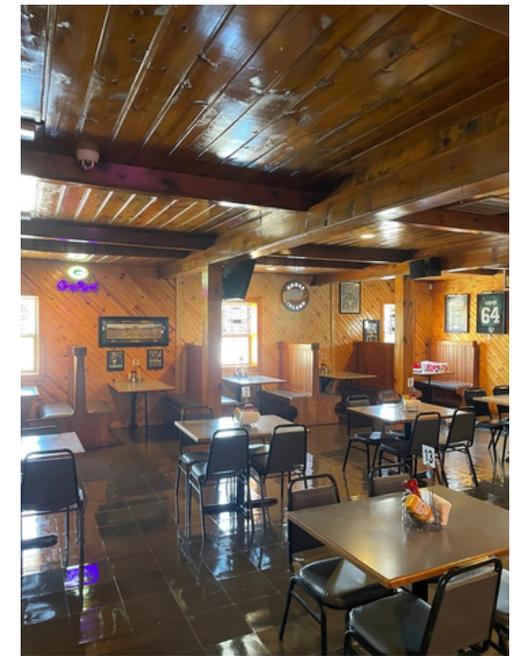
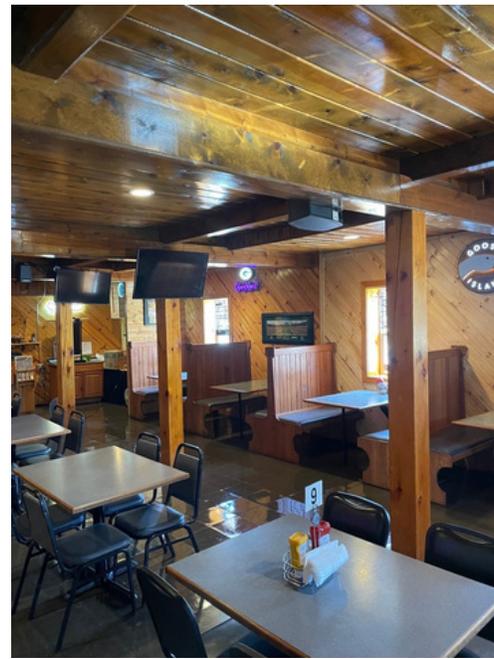
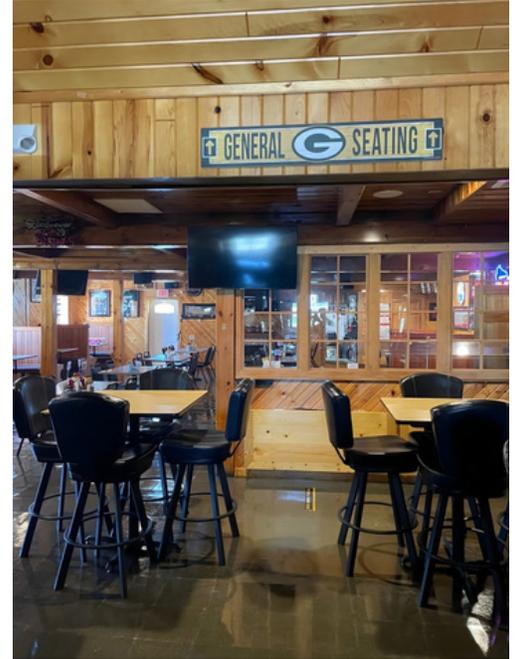
**For more information:**

**Ark Rhowmine, BPOR, MPA**

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<b>General Description:</b>	Popular local community bar and grill, serving lunches and dinners. Located on main thoroughway.
<b>General Condition:</b>	Well maintained with upgrades - No Deferred Maintenance.
<b>Curb Appeal:</b>	Exterior has newer vinyl siding, newer roof, and well-groomed landscape.
<b>Number of Floors:</b>	Main floor with partial basement
<b>Rooms; Seating Capacity:</b>	Bar/Lounge: 40 with 17 at Bar; Main Dining: 88; Booths: 7; Total: 156
<b>Ceiling &amp; Walls:</b>	Wood panel
<b>Floor:</b>	Tile
<b>Structure:</b>	Wood frame
<b>Roof:</b>	Shingled center peak - new 2012
<b>Cooler/Freezers:</b>	Refrigerators (free standing): 3; refrigerators (walk-in): 2; costume walk-in beer coolers: 1; freezer (free standing): 4; chest freezers: 3; ice machines: 1
<b>Kitchen Equipment:</b>	Dishwasher: Leased; Hood: 1; Deep Fryers: 3; Grill: 36"; Commercial Air Oven: 1; Range: 2- Burner; Utensils, Pots, Pans, Shelving, Misc. Kitchen Equipment
<b>Dining:</b>	Tables: 20; Chairs: 88; Standup Tables: 7 with 4 stools each; Booths: 7 Total: 156
<b>Cashier - Check Out:</b>	Heartland P.O.S. System
<b>Misc. Equipment:</b>	Flat Screen TV's: 19; Electric Fireplace: 1
<b>Gaming/Games:</b>	Leased: Pool table, darts, and 5 gaming machines
<b>Sports Memorabilia</b>	Large collection of sports memorabilia included in sale
<b>Bar:</b>	Custom Back Bar Shelving, Custom Bar Coolers: 18 doors (2019)

<b>Utilities/Gas Service:</b>	Natural Gas
<b>Utilities: Water/Service:</b>	Municipal
<b>HVAC - Heating/AC:</b>	F/A Ground 2018, Roof top new 2021
<b>Hot Water Heater:</b>	50 Gallon Gas
<b>Lighting:</b>	CAN with lifetime warranty
<b>Handicap Accessibility:</b>	Yes / Women's restroom has bar assist
<b>Landscaping/Top/Fencing:</b>	At customer entry. Well groomed.
<b>Fire Protection System:</b>	Kitchen: Dry Ansel System
<b>Security:</b>	16-camera security system, alarm
<b>IT/Telecom/Data:</b>	Yes
<b>Non-Disclosure Agreement:</b>	Required
<b>CSM Map Available:</b>	Yes
<b>Environmental Phase I:</b>	No
<b>Financials Available:</b>	Yes, NDA required
<b>Tradename:</b>	Yes
<b>License: Liquor/Tobacco:</b>	Liquor: Yes; Tobacco: No
<b>Food &amp; Liquor Inventory:</b>	Food & Liquor to be inventoried day before closing and not included in sale price
<b>Recipes/Menu:</b>	Included in sale



## Dining

Seating capacity is 156. Large lunch and dinner menu selection. [Click here for menu:](#)

## Entertainment

Pool (pool leagues), 19 flat screen TVs, 5 gaming machines.

## Community

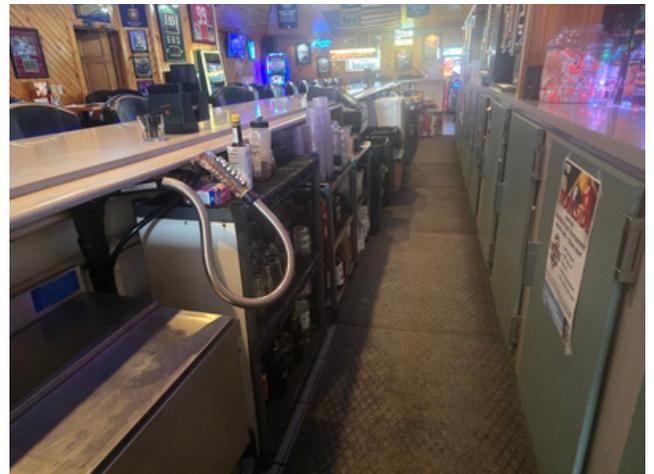
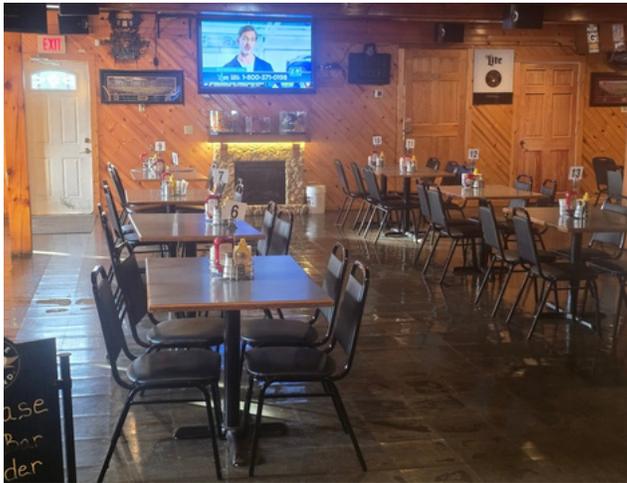
Host site for benefit banquets and weekly community service organization meetings.



For more information: **Ark Rhowmine, BPOR, MPA**

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## Bar/Lounge

The sports bar providing local and imports beers, wines, and spirits, with multiple large screen TVs, seat capacity 40 and 17 at the bar. Custom back bar shelving and custom 18-door coolers (2019).



## Kitchen/Food Service

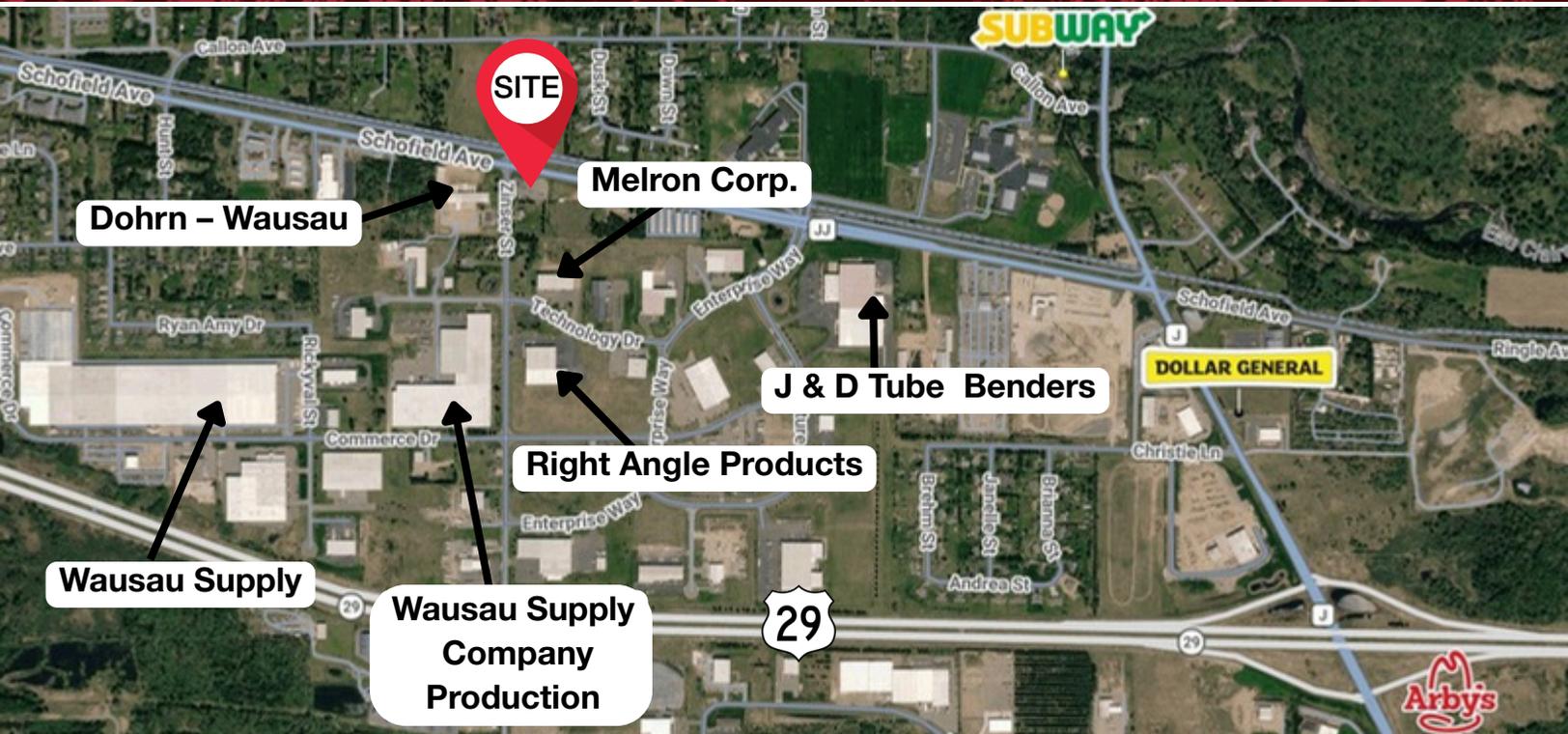
The kitchen is equipped with multiple coolers/refrigerators/freezers both walk-in and free standing. In addition, it is equipped with 3-deep fryers, a 36:" grill, a 2-burner range, large hood, and miscellaneous kitchen pots, pans and utensils.



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## Demographics (1, 3 & 5 Mile Radius)

### POPULATION



1 MILE:	1,791
3 MILES:	10,689
5 MILES:	24,789

### AVERAGE INCOME



1 MILE:	\$120,709
3 MILES:	\$112,625
5 MILES:	\$106,571

### AVERAGE HOUSEHOLDS



1 MILE:	710
3 MILES:	4,272
5 MILES:	10,392

### EMPLOYEES



1 MILE:	1,737
3 MILES:	4,120
5 MILES:	10,563

### BUSINESSES



1 MILE:	113
3 MILES:	278
5 MILES:	747

### TRAFFIC COUNTS



SCHOFIELD AVENUE	4,798
ZINSER STREET	1,131
STATE HIGHWAY 29	16,751

## STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

**Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.**

### Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

### Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

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

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a latertime, you may also provide the Firm or its Agents with other information you consider to be confidential.

### CONFIDENTIAL INFORMATION

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### NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

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*(Insert information you authorize to be disclosed, such as financial qualification information.)*

### Definition of Material Adverse Facts

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

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

### Notice About Sex Offender Registry

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