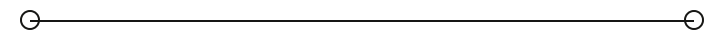


SALE BROCHURE

Woodside Cottages of Bayfield

84790 STATE HIGHWAY 13

Bayfield, WI 54814



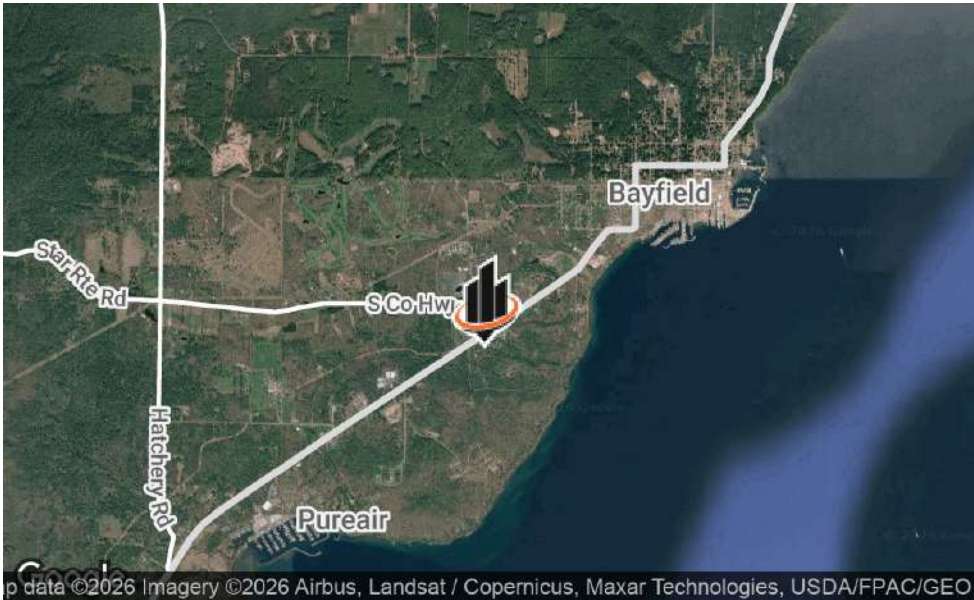
PRESENTED BY:

EDWARD RUPP

Phone: 952.820.1634

edward.rupp@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LIST PRICE:	\$2,095,000
CAP RATE:	10.00%
NOI:	\$209,512
COTTAGES, SLEEPS:	13, 41+
YEAR BUILT:	2000
GBA:	±12,750 SF
OWNER'S HOME:	±2,622 SF
LOT SIZE:	±10.03 Acres
PROPERTY WEBSITE:	northco.com

PROPERTY OVERVIEW

SVN | Northco is pleased to present, as exclusive advisor to ownership, the Woodside Cottages of Bayfield ("Property"), a charming resort destination located just one mile from downtown Bayfield, Wisconsin. Situated on ±10.03 acres, the Property includes 13 fully-furnished and beautifully appointed cottages as well as a 2,622 SF owner's residence with four bedrooms and three bathrooms (2 full and 1 half bath), offering a peaceful and scenic retreat for visitors to the Bayfield area, Lake Superior, Madeline Island, and the Apostle Islands. Woodside Cottages offers a range of seven unique floor plans, from simple comfort to upscale luxury, featuring cozy fireplaces, kitchens, romantic two-person tubs and Jacuzzi tubs, decks, air conditioning, and WiFi. Each unit has been designed to provide guests with a private, relaxing atmosphere—a true "home away from home" while they explore the natural beauty and recreational opportunities of the region.

In addition to its well-maintained cottages, the Property includes a pole barn for storage or future expansion potential, as well as a Pavilion complete with grills and picnic tables for guest use. Woodside Cottages has become one of the most sought-after lodging destinations in Bayfield, blending rustic charm with modern comfort and excellent proximity to local attractions.

SALE HIGHLIGHTS



SALE HIGHLIGHTS

- Turn-key resort with consistent revenue situated on ±10.03 acres just one mile from downtown Bayfield, Wisconsin, the gateway to the Apostle Islands, Madeline Island, and Lake Superior
- 13 fully-furnished and beautifully maintained cottages with a mix of cozy and upscale floor plans featuring fireplaces, two-person tubs or Jacuzzi tubs, kitchens, A/C, decks, and WiFi. Open year-round.
- 2,622 SF owner's residence on-site, which is included in the sale. The home contains four bedrooms and three bathrooms (2 full, 1 half bath). If the house is not required by a buyer, then it can reasonably be expected to be sold for upwards of \$500,000, or it could be added to the rental pool.
- Strong reputation as one of the top lodging options in the Bayfield area, offering easy access to Madeline Island, the Apostle Islands National Lakeshore, and year-round outdoor recreation
- 5+ wooded acres; there exists the potential to develop a minimum of one additional cabin, with a "lot" that is already ready to go
- Includes additional on-site amenities such as a pole barn for storage or expansion, and a Pavilion with picnic tables and grills
- The Property contains seven unique cottage layouts to cater to a wide range of guest experiences—from romantic getaways to family vacations
- Flawless reputation: 4.9 stars on Google Reviews with 177 reviews, 5.0 stars on Trip Advisor with 92 reviews
- Ideal for continued hospitality use or repositioning as a boutique resort, corporate retreat, or short-term rental investment property
- Excellent visibility and access via hiking or biking path and paved road; located in one of Wisconsin's most visited coastal destinations on Lake Superior
- PIDS: 04-006-2-50-04-23-2 01-000-32000, 04-006-2-50-04-23-2 01-000-31000

RESORT MAP



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS - COTTAGES



LOCATION DESCRIPTION - BAYFIELD, WI



BAYFIELD, WI

Bayfield, Wisconsin, is a picturesque waterfront community located along the southern shores of Lake Superior. Known as the "Gateway to the Apostle Islands," Bayfield is renowned for its charming small-town atmosphere, breathtaking natural beauty, and access to some of the Midwest's most treasured outdoor experiences. Surrounded by rolling hills, orchards, and pristine waters, Bayfield offers visitors and residents a peaceful escape from urban life.

The town serves as the starting point for exploring the Apostle Islands National Lakeshore, a stunning archipelago of 21 islands that feature sea caves, lighthouses, sandy beaches, and opportunities for kayaking, boating, and sailing. In the winter months, the famous Ice Caves become accessible to adventurous visitors when Lake Superior freezes over.

Bayfield is also known for its vibrant arts scene, historic downtown, and thriving local economy anchored by tourism, orchards, and ferry access to nearby Madeline Island. With a mild summer climate and snowy winters, Bayfield is a year-round destination for outdoor enthusiasts offering hiking, biking, fishing, cross-country skiing, and snowshoeing.

Surrounding Bayfield, the Chequamegon-Nicolet National Forest provides additional opportunities for wilderness exploration, birdwatching, and camping. Numerous local farms and orchards offer fresh produce, apple picking, and seasonal festivals that draw visitors from across the region.

Proximity to Larger Cities:

85 miles east of Duluth, MN
210 miles northeast of Minneapolis, MN
326 miles east of Fargo, ND
442 miles southeast of Thunder Bay, ON

Nearby airports include Duluth International Airport (85 miles) and Minneapolis-Saint Paul International Airport (210 miles).

APOSTLE ISLANDS



THE APOSTLE ISLANDS, WISCONSIN

Nestled along the pristine shores of Lake Superior in northern Wisconsin, the Apostle Islands are a breathtaking archipelago of 21 islands, renowned for their unspoiled natural beauty, sea caves, and rich cultural history. Located off the Bayfield Peninsula, these islands are part of the Apostle Islands National Lakeshore, a protected area managed by the National Park Service.

Visitors are drawn to the Apostle Islands for their dramatic sandstone cliffs, crystal-clear waters, and scenic hiking trails. In the summer, the islands offer world-class kayaking, especially through the stunning sea caves near Devils Island and Sand Island. As well as camping, sailing, and lighthouse tours. In the winter, the sea caves near the mainland sometimes become accessible on foot, transforming into ethereal ice caves when conditions allow.

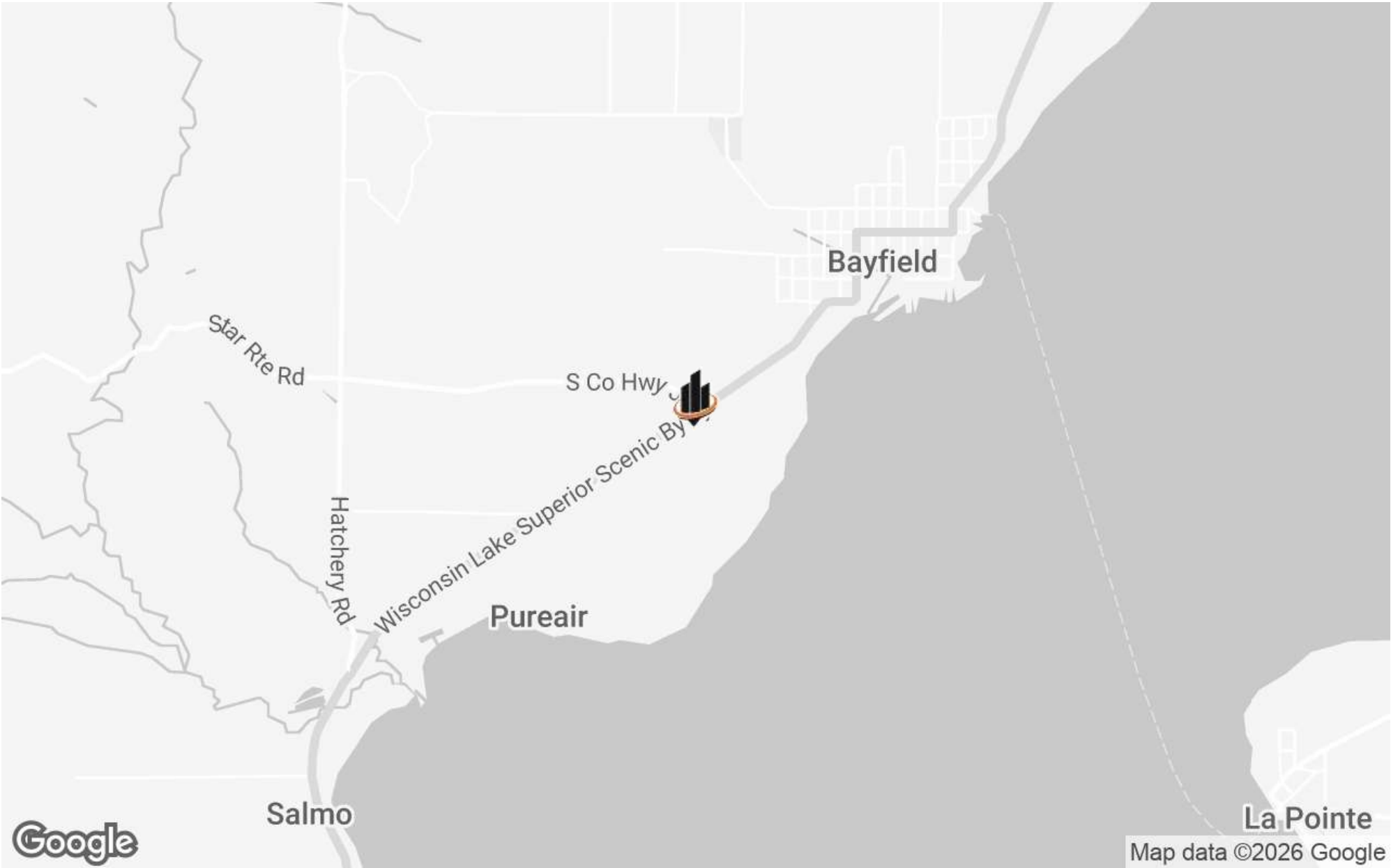
The islands also hold historical significance, featuring eight historic lighthouses and remnants of old fishing camps and brownstone quarries. Wildlife is abundant, from bald eagles and black bears to nesting shorebirds and diverse aquatic life.

Whether exploring by boat, paddle, or hiking trail, the Apostle Islands offer a peaceful, adventurous escape into one of the Midwest's most unique and picturesque landscapes.

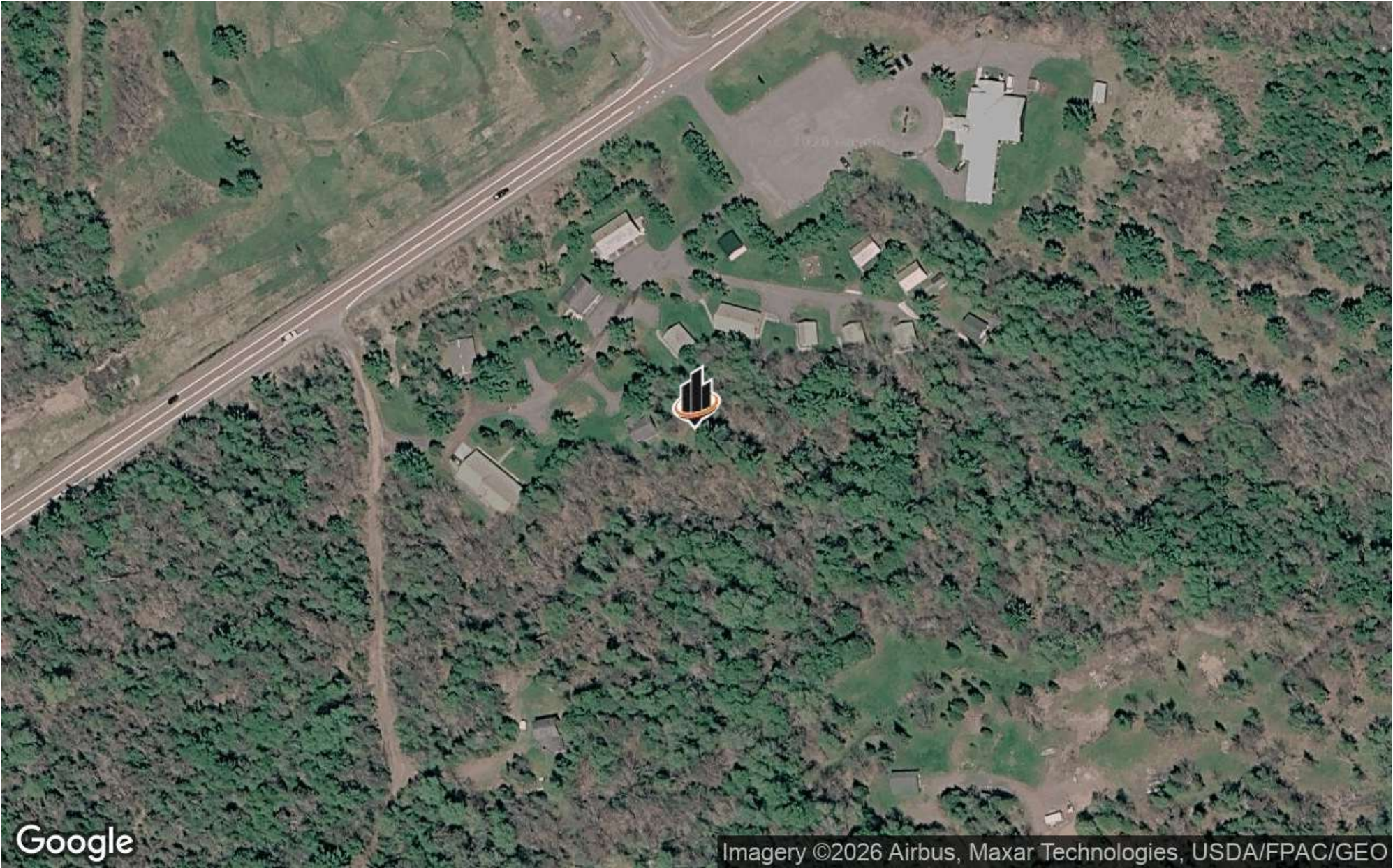
REGIONAL MAP



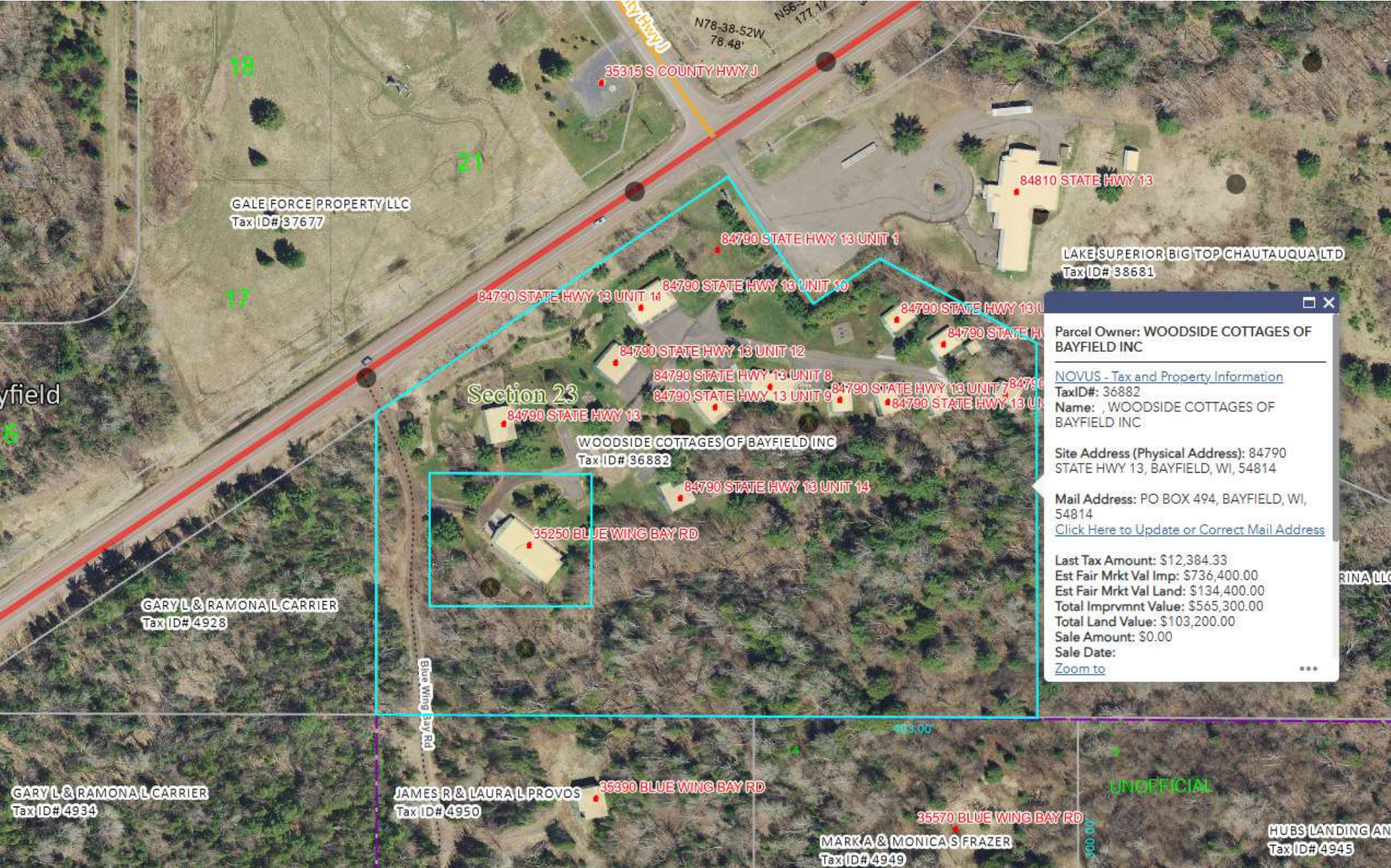
LOCATION MAP



AERIAL MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION 60 MILES 120 MILES 240 MILES

TOTAL POPULATION	87,314	683,945	8,033,526
AVERAGE AGE	48	45	41
AVERAGE AGE (MALE)	47	44	40
AVERAGE AGE (FEMALE)	48	46	42

HOUSEHOLDS & INCOME 60 MILES 120 MILES 240 MILES

TOTAL HOUSEHOLDS	39,755	298,391	3,234,702
# OF PERSONS PER HH	2.2	2.3	2.5
AVERAGE HH INCOME	\$88,014	\$89,088	\$110,498
AVERAGE HOUSE VALUE	\$234,926	\$259,976	\$347,610

2020 American Community Survey (ACS)

