

# SALE

## ANCHOR INN

709 & 718 E State Rd 59 Edgerton, WI 53563



### OFFERING SUMMARY

Sale Price:	\$3,900,000
Lot Size:	2.57 Acres
Building Size:	10,214 SF
Zoning:	B-1

DEMOGRAPHICS	10 MILES	20 MILES	30 MILES
Total Households	24,025	103,565	368,802
Total Population	59,403	254,697	883,973
Average HH Income	\$97,991	\$96,802	\$105,357

### PROPERTY DESCRIPTION

Introducing a prime commercial opportunity in Edgerton, WI, with the potential to redefine the region's hospitality and entertainment scene. This is a modern, 10,214 SF freestanding building, constructed in 2016 and strategically located within the B-1 zoning area. The property is meticulously engineered for a high-capacity waterfront restaurant and event center, featuring full-service infrastructure including: a commercial kitchen, expansive dining room, indoor and outdoor bars, as well as extensive exterior seating. Its location is key: situated on State Road 59, just a half-mile from the I-90/State Rd 59 interchange. What truly sets this asset apart is its direct water access, boasting 325 feet of Rock River frontage, three piers with thirty-six (36) boat slips, and a dedicated boat launch. Capitalize on the immense potential of this high-visibility property, perfectly positioned for immediate success in the thriving Edgerton market.

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### LOCATION INFORMATION

Building Name	Anchor Inn
Street Address	709 & 718 E State Rd 59
City, State, Zip	Edgerton, WI 53563
County	Rock

### BUILDING INFORMATION

Tenancy	Single
Year Built	2016

### PROPERTY HIGHLIGHTS

- Premium Waterfront Location: 325 feet of direct frontage on the Rock River.
- Boating Capacity: Includes 3 piers and 36 boat slips, plus a boat launch.
- Hospitality Infrastructure: Full-service commercial kitchen, dining rooms, and expansive indoor/outdoor bars.
- Event Venue: Dedicated banquet room and a floating barge event stage for concerts and private parties.
- Accessibility: Located on State Rd 59, just 0.5 miles from the I-90 interchange.
- Visibility & Parking: High-visibility property with 153 parking stalls and 13 boat trailers



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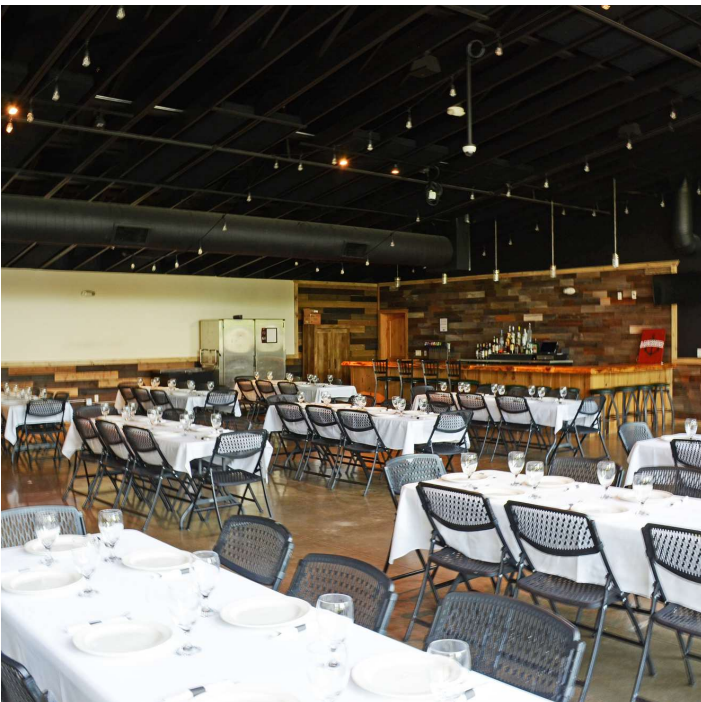
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# STATE OF WISCONSIN

## BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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:

### BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the brokerage firm (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 the 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 (see "Definition of Material Adverse Facts" below).
- 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 (see "Confidentiality Notice to Customers" below).
- 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 a broker's duties 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 and its Agents in confidence, or any information obtained by the Firm and 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.

The following information is required to be disclosed by law.

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" 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 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION: \_\_\_\_\_

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

(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.

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



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