

Commercial/Industrial
1593308Incomplete
Recent:

W4118 Hwy 8
Glen Flora, WI 54526

L \$225,000



Type: **RE w/Bus**
Lot Size: **0 x 0 x**
Acreage: **1.00**
Taxes/Yr: **\$1,693.82 / 2024**
Tax ID: **131-00157-0001**
Addtl Tax IDs:
Water: **Well**
Sewer: **Private Septic**
Serv Amps:
3-Phase Power:
Sprinkler:

County: **Rusk**
Municipality: **Village of Glen Flora**
Building Dim:
Apx Fin AG: **3,456**
Apx Fin BG: **0**
Apx Fin SqFt: **3,456**
Parking Area:
Terms:
Waterfront: **No**

School District: **Flambeau**
Other Buildings:

Sidewall Ht:
Current Occupant: **JaeDees Restaurant**

Restrictive Cov:
Common:

Water Front Type:
Lake/River Name:
Lake Size:
Waterfront Elevation:
Door 3:

Water Front Ft:
WtrFrnt Access:
Water View:
RoadBtwWtrfrnt:

Seasons:
Lake Depth:
Slope:

Loading Dock: **No**

Sub-Type: **Retail**
Exterior Feat: **Fuel Tank, Pole Sign**
Interior Feat: **Fixtures, Furniture, Handicap Access, Inventory, Restrooms-Handicap, Other-See Remarks**

Basement: **None**
Heating: **Forced Air**
Fuel Source: **LP Gas**
Occupancy: **At Closing**
Showing: **Sign-on Property, Special-See Agent Remark, UseShowingTime**
Internet: **DSL In Use**

Cooling: **Central**
Foundation:
Exterior Const: **Vinyl**
Roads: **Highway-US**
Zoning: **Commercial**

Directions: **Hwy 8 east of Ladysmith to Glen Flora, east edge of town**

Remarks: **Exceptionally clean restaurant with well established business featuring home cooking by the owner, excellent food and courteous waitstaff. Here is an opportunity to take over a turn key operation and very good real estate. Located on US Hwy 8 with high traffic count of 2400 cars per day with last Wisconsin DOT count in 2024, up from 2021 at 2100 cars per day.**

Legal: **OUTLOT 8 EX E 200' & PARCEL IN BEG AT NW COR, THENCE S 175', THENCE E 250', THENCE 175', THENCE W TO POB VOLUME 614 PAGE 750**

Condition Report: **Yes**

Seller Financing: **Yes**

Seller Fin Remarks: **Seller may with approved buyer**



Prepared By: Nick Cernohous
Keller Williams Realty Diversified
4330 Golf Terrace, #103
Eau Claire, WI 54701

Email: nick@cernohousrealestate.com
Office Ph#: 715-514-4265
Preferred Ph#: 715-225-0970
Certs:



Not guaranteed. Information provided by NWW WI MLS is compiled from 3rd party source. Days on Market data may relate only to this unique ML# and not reflect entire listing activity of property. Neither NWW WI MLS, the listing broker or its agents or subagents are responsible for its accuracy.

PRESENTING AGENT MAY NOT NECESSARILY BE THE LISTER. © 2025 NWWMLS