

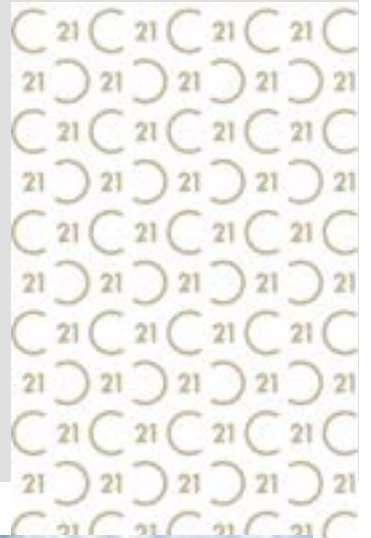


CENTURY 21

# FOR SALE

## HISTORIC BUILDING INCLUDING RESTAURANT & TAVERN

906 W. EXCHANGE ST.  
BRODHEAD, WI 53520



CENTURY 21  
COMMERCIAL.  
Affiliated







PRICE : \$475,000  
MIXED USE RETAIL  
SQUARE FEET: 10,532/SF  
ALL FF&E INCLUDED







## 906 W. EXCHANGE ST. BRODHEAD, WI



PROPERTY  
VIDEO

The storied provenance of this historic 1880 former theatre in downtown Brodhead leaves an immediate impression with its Victorian-era patterned masonry and decorative trim. While the building has been lovingly restored with an ode to its gloried past, the recent renovations give the 4500/sf lower level space a youthful and refreshing vibe that enriches the current owner-operated "Public Houzz" whiskey bar setting. Complete with a commercial kitchen, full bar, several eclectic and private dining areas, and a covered back patio --- the ground floor restaurant/retail space is carte blanche; ready for events, private banquets, farm-to-table cuisine, weddings, mixed-use retail or even a future supper club.

- \$475,000 (REAL ESTATE + FF&E)
- NEW ROOF, WINDOWS, KITCHEN, BATHROOMS
- VIBRANT DOWNTOWN LOCATION
- TURN-KEY RESTAURANT / TAVERN

# 906 W. EXCHANGE ST. BRODHEAD, WI



**KRISTOPHER K COE**  
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**DIONE LAUFENBERG**  
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## Traffic Counts



Road	Year	Count	Road	Year	Count	Road	Year	Count	Road	Year	Count
1st Center Ave	2019	1,700	1st Center Ave	2018	1,700	10th St	2019	300	17th St	2019	1,000
1st Center Ave	2018	1,800	1st Center Ave	2017	1,800	10th St	2018	300	17th St	2018	1,100
1st Center Ave	2017	1,900	1st Center Ave	2016	1,900	10th St	2017	400	17th St	2017	1,200
1st Center Ave	2016	2,000	1st Center Ave	2015	2,000	10th St	2016	500	17th St	2016	1,300
1st Center Ave	2015	2,100	1st Center Ave	2014	2,100	10th St	2015	600	17th St	2015	1,400
1st Center Ave	2014	2,200	1st Center Ave	2013	2,200	10th St	2014	700	17th St	2014	1,500
1st Center Ave	2013	2,300	1st Center Ave	2012	2,300	10th St	2013	800	17th St	2013	1,600
1st Center Ave	2012	2,400	1st Center Ave	2011	2,400	10th St	2012	900	17th St	2012	1,700
1st Center Ave	2011	2,500	1st Center Ave	2010	2,500	10th St	2011	1,000	17th St	2011	1,800
1st Center Ave	2010	2,600	1st Center Ave	2009	2,600	10th St	2010	1,100	17th St	2010	1,900
1st Center Ave	2009	2,700	1st Center Ave	2008	2,700	10th St	2009	1,200	17th St	2009	2,000
1st Center Ave	2008	2,800	1st Center Ave	2007	2,800	10th St	2008	1,300	17th St	2008	2,100
1st Center Ave	2007	2,900	1st Center Ave	2006	2,900	10th St	2007	1,400	17th St	2007	2,200
1st Center Ave	2006	3,000	1st Center Ave	2005	3,000	10th St	2006	1,500	17th St	2006	2,300
1st Center Ave	2005	3,100	1st Center Ave	2004	3,100	10th St	2005	1,600	17th St	2005	2,400
1st Center Ave	2004	3,200	1st Center Ave	2003	3,200	10th St	2004	1,700	17th St	2004	2,500
1st Center Ave	2003	3,300	1st Center Ave	2002	3,300	10th St	2003	1,800	17th St	2003	2,600
1st Center Ave	2002	3,400	1st Center Ave	2001	3,400	10th St	2002	1,900	17th St	2002	2,700
1st Center Ave	2001	3,500	1st Center Ave	2000	3,500	10th St	2001	2,000	17th St	2001	2,800
1st Center Ave	2000	3,600	1st Center Ave	1999	3,600	10th St	2000	2,100	17th St	1999	2,900
1st Center Ave	1999	3,700	1st Center Ave	1998	3,700	10th St	1999	2,200	17th St	1998	3,000
1st Center Ave	1998	3,800	1st Center Ave	1997	3,800	10th St	1998	2,300	17th St	1997	3,100
1st Center Ave	1997	3,900	1st Center Ave	1996	3,900	10th St	1997	2,400	17th St	1996	3,200
1st Center Ave	1996	4,000	1st Center Ave	1995	4,000	10th St	1996	2,500	17th St	1995	3,300
1st Center Ave	1995	4,100	1st Center Ave	1994	4,100	10th St	1995	2,600	17th St	1994	3,400
1st Center Ave	1994	4,200	1st Center Ave	1993	4,200	10th St	1994	2,700	17th St	1993	3,500
1st Center Ave	1993	4,300	1st Center Ave	1992	4,300	10th St	1993	2,800	17th St	1992	3,600
1st Center Ave	1992	4,400	1st Center Ave	1991	4,400	10th St	1992	2,900	17th St	1991	3,700
1st Center Ave	1991	4,500	1st Center Ave	1990	4,500	10th St	1991	3,000	17th St	1990	3,800
1st Center Ave	1990	4,600	1st Center Ave	1989	4,600	10th St	1990	3,100	17th St	1989	3,900
1st Center Ave	1989	4,700	1st Center Ave	1988	4,700	10th St	1989	3,200	17th St	1988	4,000
1st Center Ave	1988	4,800	1st Center Ave	1987	4,800	10th St	1988	3,300	17th St	1987	4,100
1st Center Ave	1987	4,900	1st Center Ave	1986	4,900	10th St	1987	3,400	17th St	1986	4,200
1st Center Ave	1986	5,000	1st Center Ave	1985	5,000	10th St	1986	3,500	17th St	1985	4,300
1st Center Ave	1985	5,100	1st Center Ave	1984	5,100	10th St	1985	3,600	17th St	1984	4,400
1st Center Ave	1984	5,200	1st Center Ave	1983	5,200	10th St	1984	3,700	17th St	1983	4,500
1st Center Ave	1983	5,300	1st Center Ave	1982	5,300	10th St	1983	3,800	17th St	1982	4,600
1st Center Ave	1982	5,400	1st Center Ave	1981	5,400	10th St	1982	3,900	17th St	1981	4,700
1st Center Ave	1981	5,500	1st Center Ave	1980	5,500	10th St	1981	4,000	17th St	1980	4,800
1st Center Ave	1980	5,600	1st Center Ave	1979	5,600	10th St	1980	4,100	17th St	1979	4,900
1st Center Ave	1979	5,700	1st Center Ave	1978	5,700	10th St	1979	4,200	17th St	1978	5,000
1st Center Ave	1978	5,800	1st Center Ave	1977	5,800	10th St	1978	4,300	17th St	1977	5,100
1st Center Ave	1977	5,900	1st Center Ave	1976	5,900	10th St	1977	4,400	17th St	1976	5,200
1st Center Ave	1976	6,000	1st Center Ave	1975	6,000	10th St	1976	4,500	17th St	1975	5,300
1st Center Ave	1975	6,100	1st Center Ave	1974	6,100	10th St	1975	4,600	17th St	1974	5,400
1st Center Ave	1974	6,200	1st Center Ave	1973	6,200	10th St	1974	4,700	17th St	1973	5,500
1st Center Ave	1973	6,300	1st Center Ave	1972	6,300	10th St	1973	4,800	17th St	1972	5,600
1st Center Ave	1972	6,400	1st Center Ave	1971	6,400	10th St	1972	4,900	17th St	1971	5,700
1st Center Ave	1971	6,500	1st Center Ave	1970	6,500	10th St	1971	5,000	17th St	1970	5,800
1st Center Ave	1970	6,600	1st Center Ave	1969	6,600	10th St	1970	5,100	17th St	1969	5,900
1st Center Ave	1969	6,700	1st Center Ave	1968	6,700	10th St	1969	5,200	17th St	1968	6,000
1st Center Ave	1968	6,800	1st Center Ave	1967	6,800	10th St	1968	5,300	17th St	1967	6,100
1st Center Ave	1967	6,900	1st Center Ave	1966	6,900	10th St	1967	5,400	17th St	1966	6,200
1st Center Ave	1966	7,000	1st Center Ave	1965	7,000	10th St	1966	5,500	17th St	1965	6,300
1st Center Ave	1965	7,100	1st Center Ave	1964	7,100	10th St	1965	5,600	17th St	1964	6,400
1st Center Ave	1964	7,200	1st Center Ave	1963	7,200	10th St	1964	5,700	17th St	1963	6,500
1st Center Ave	1963	7,300	1st Center Ave	1962	7,300	10th St	1963	5,800	17th St	1962	6,600
1st Center Ave	1962	7,400	1st Center Ave	1961	7,400	10th St	1962	5,900	17th St	1961	6,700
1st Center Ave	1961	7,500	1st Center Ave	1960	7,500	10th St	1961	6,000	17th St	1960	6,800
1st Center Ave	1960	7,600	1st Center Ave	1959	7,600	10th St	1960	6,100	17th St	1959	6,900
1st Center Ave	1959	7,700	1st Center Ave	1958	7,700	10th St	1959	6,200	17th St	1958	7,000
1st Center Ave	1958	7,800	1st Center Ave	1957	7,800	10th St	1958	6,300	17th St	1957	7,100
1st Center Ave	1957	7,900	1st Center Ave	1956	7,900	10th St	1957	6,400	17th St	1956	7,200
1st Center Ave	1956	8,000	1st Center Ave	1955	8,000	10th St	1956	6,500	17th St	1955	7,300
1st Center Ave	1955	8,100	1st Center Ave	1954	8,100	10th St	1955	6,600	17th St	1954	7,400
1st Center Ave	1954	8,200	1st Center Ave	1953	8,200	10th St	1954	6,700	17th St	1953	7,500
1st Center Ave	1953	8,300	1st Center Ave	1952	8,300	10th St	1953	6,800	17th St	1952	7,600
1st Center Ave	1952	8,400	1st Center Ave	1951	8,400	10th St	1952	6,900	17th St	1951	7,700
1st Center Ave	1951	8,500	1st Center Ave	1950	8,500	10th St	1951	7,000	17th St	1950	7,800
1st Center Ave	1950	8,600	1st Center Ave	1949	8,600	10th St	1950	7,100	17th St	1949	7,900
1st Center Ave	1949	8,700	1st Center Ave	1948	8,700	10th St	1949	7,200	17th St	1948	8,000
1st Center Ave	1948	8,800	1st Center Ave	1947	8,800	10th St	1948	7,300	17th St	1947	8,100
1st Center Ave	1947	8,900	1st Center Ave	1946	8,900	10th St	1947	7,400	17th St	1946	8,200
1st Center Ave	1946	9,000	1st Center Ave	1945	9,000	10th St	1946	7,500	17th St	1945	8,300
1st Center Ave	1945	9,100	1st Center Ave	1944	9,100	10th St	1945	7,600	17th St	1944	8,400
1st Center Ave	1944	9,200	1st Center Ave	1943	9,200	10th St	1944	7,700	17th St	1943	8,500
1st Center Ave	1943	9,300	1st Center Ave	1942	9,300	10th St	1943	7,800	17th St	1942	8,600
1st Center Ave	1942	9,400	1st Center Ave	1941	9,400	10th St	1942	7,900	17th St	1941	8,700
1st Center Ave	1941	9,500	1st Center Ave	1940	9,500	10th St	1941	8,000	17th St	1940	8,800
1st Center Ave	1940	9,600	1st Center Ave	1939	9,600	10th St	1940	8,100	17th St	1939	8,900
1st Center Ave	1939	9,700	1st Center Ave	1938	9,700	10th St	1939	8,200	17th St	1938	9,000
1st Center Ave	1938	9,800	1st Center Ave	1937	9,800	10th St	1938	8,300	17th St	1937	9,100
1st Center Ave	1937	9,900	1st Center Ave	1936	9,900	10th St	1937	8,400	17th St	1936	9,200
1st Center Ave	1936	10,000	1st Center Ave	1935	10,000	10th St	1936	8,500	17th St	1935	9,300
1st Center Ave	1935	10,100	1st Center Ave	1934	10,100	10th St	1935	8,600	17th St	1934	9,400
1st Center Ave	1934	10,200	1st Center Ave	1933	10,200	10th St	1934	8,700	17th St	1933	9,500
1st Center Ave	1933	10,300	1st Center Ave	1932	10,300						



**BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

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

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION  
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_

38 \_\_\_\_\_

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we  
43 withdraw this consent in writing. **List Home/Cell Numbers:** \_\_\_\_\_

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*  
46 *Wisconsin Department of Corrections on the Internet at <http://boffender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 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  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
54 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  
55 agreement made concerning the transaction.