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COMMERCIAL REAL ESTATE OPPORTUNITY



# REDEVELOPMENT OPPORTUNITY

Located in the heart of Wisconsin Dells, this 16,400 sq ft commercial space is ready to be transformed into possible Retail, Residential Living, Restaurant or Office Space/Coworking Space.



### RESIDENTIAL

Build up this space into the much needed multifamily housing for the Wisconsin Dells area.



### RETAIL

The Wisconsin Dells is a retailer's dream with average consumer spending over \$226,000,000 per year.\*



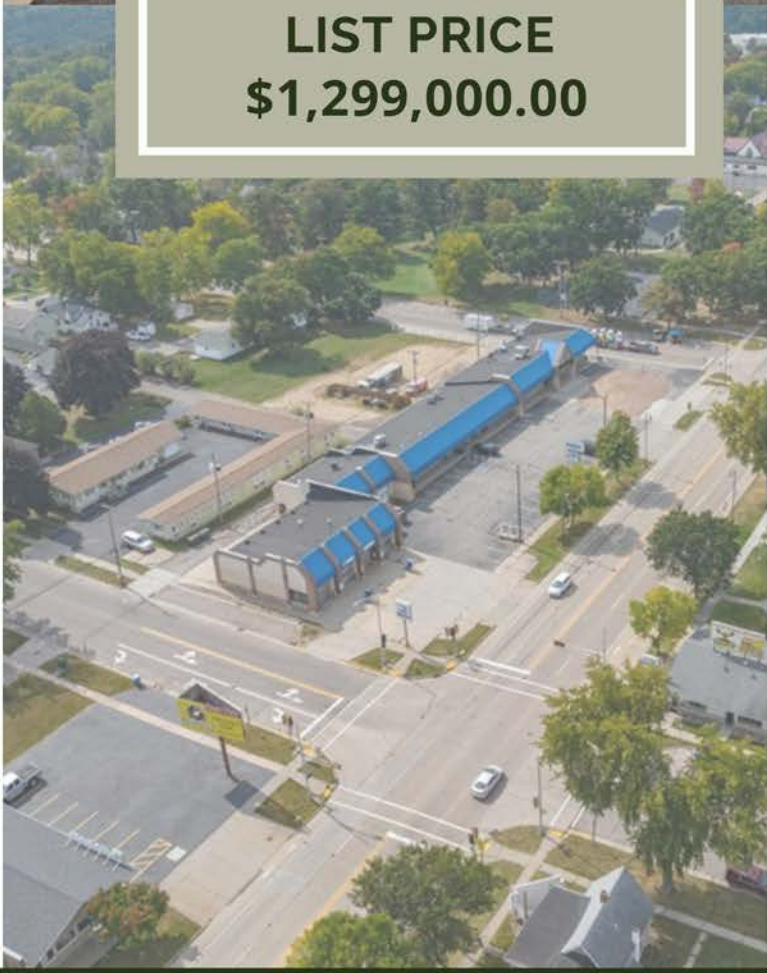
### RESTAURANT

Wisconsin Dells is a dining hotspot with average annual consumer spending over \$358,000,000.\*

\*Data provided by Wisconsin Dells Visitor & Convention Bureau 2021



**LIST PRICE**  
**\$1,299,000.00**



### **PROPERTY SUMMARY**

Total Building Sq. Ft:	16,400 Sq. Ft.
Seating Capacity:	Over 100+
Parking Spaces:	56 Spaces
Street Frontage:	320 Ft.
Lot Size:	1.45 Acres
Taxes:	\$30,700 (2025)
List Price:	\$1,299,000.00

### **PROPERTY HIGHLIGHTS**

- Located in the heart of Wisconsin Dells
- Multiple development opportunities
- Available buildable lot included



## PROPERTY LOCATION

- 802 Broadway Ave. Wis. Dells, WI
- 53965
- Located in the heart of the Waterpark
- Capital of the World, Wisconsin Dells.
- Near several major resorts and
- tourist destinations.
- 1 hour drive from Madison, WI
- 2 hour drive from Milwaukee, WI
- 3.5 hour drive from Minneapolis, MN
- 3.5 hour drive from Chicago, IL





# DOWNTOWN DELLS LOCATION

Contact Wisconsin Dells Realty's commercial brokerage team for additional information on property history or a private tour of this downtown Wisconsin Dells gem.



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