

FOR SALE

THE 10TH FRAME

618-630 W Wisconsin Ave Appleton, WI 54911



OFFERING SUMMARY

Sale Price:	\$1,650,000
Building Size:	15,424 SF
Lot Size:	0.55 Acres
Price / SF:	\$106.98
Year Built:	1940
Zoning:	C-2

PROPERTY OVERVIEW

Legacy business for sale with real estate. This long standing restaurant and bowling alley underwent major renovations over the past few years and has experienced a increase in revenue by roughly 40% since 2022 (2024 Revenue \$1,138,779). Renovations include adding a private party / banquet room with its own private bar, all new HVAC, Roof Repairs, new flooring and new synthetic lanes with bumpers in the remaing bowling alley. This investment also features a private retail space for rent with projected rent estimated at \$1,500 per month. Real Estate also includes 2 adjacent parcels that is currently used as a parking lot for the existing businesses. Please call broker to get further details. In order to receive financials a NDA will need to be signed. You can sign the NDA on LoopNet to get access to secured files or open the attached NDA to print sign and email to aesler@cbcgroup.com.

Andrew Esler
(920) 427-1200

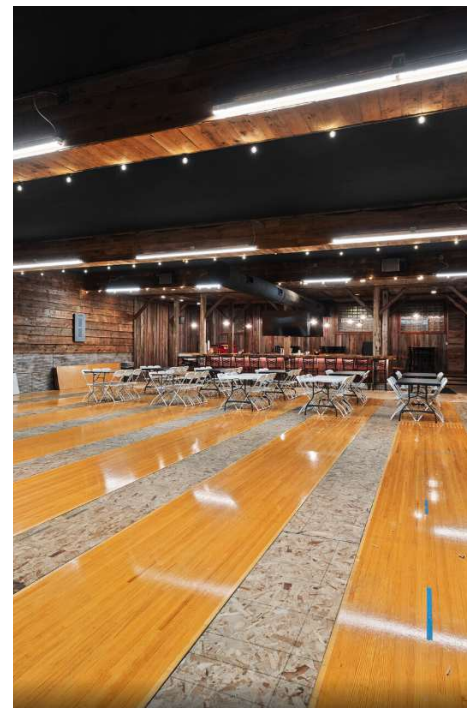
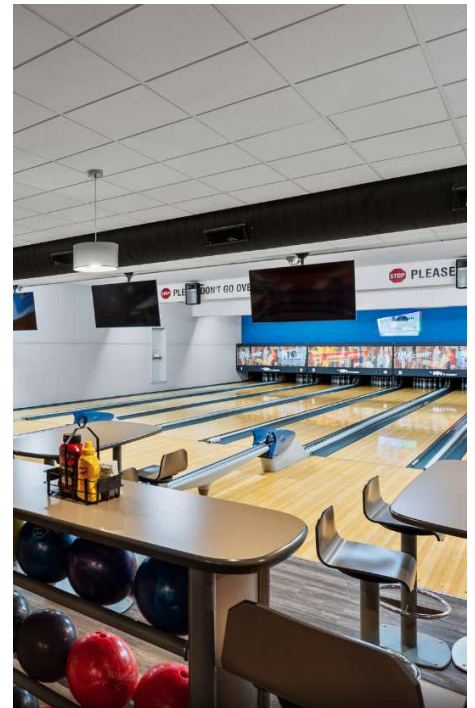


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PHOTOS

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RETAILER MAP

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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

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

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____

42 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

43 _____

44 _____

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53 _____

54 _____

CONTACT ME

THE 10TH FRAME

618-630 W Wisconsin Ave Appleton, WI 54911



ANDREW ESLER

Broker

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