

Members Only: Do Not Distribute to the Public

Commercial/Industrial
1583546 Active

2002 Midway Road
Menomonie, WI 54751

L\$850,000

List: [Jill Rassbach 715-556-1539](#) of Rassbach Realty LLC 715-235-0635
jill@rassbachrealty.com

Firm: **43**



Type: **RE w/Bus**
Lot Size: **0 x 0 x**
Acreage: **5.37**
Taxes/Yr: **\$8,245.80 / 2023**
Tax ID: **251-1048-09-000**
Addtl Tax IDs: **251-1048-08-000**
Water: **City-Water**
Sewer: **City Sewer**
Serv Amps:
3-Phase Power:
Sprinkler:
Recent: 08/05/2024 : NEW

Showings

Edit

County: **Dunn**
Area: **15 - Menomonie Schl/City**
Twp: **City of Menomonie**
Building Dim:
Apx Fin AG: **5,680**
Apx Fin BG: **0**
Apx Fin SqFt: **5,680**
Parking Area:
Terms:
Waterfront: **No**

School District: **Menomonie Area**

Sidewall Ht:

REO: **No**

Restrictive Cov: **No**

Current Occupant: **Dean and Sues Bar & Grill**

Short Sale: **No**

Other Buildings: **3 Bedroom Residential House**

Common:

Water Front Type:

Water Front Ft:

Seasons:

Lake/River Name:

Waterfront Access:

Lake Depth:

Lake Size:

Water View:

Slope:

Waterfront Elevation:

RoadBtwWtrfrnt:

Lake Assoc:

Sub-Type: **Retail**

Exterior Feat:

Interior Feat:

Basement: **Partial**
Heating: **Forced Air**
Fuel Source: **LP Gas**
Occupancy: **At Closing**
Showing: **Sign-on Property, UseShowingTime**

Cooling: **Central, Mini Split**
Foundation: **Block**
Exterior Const: **Steel, Vinyl**
Roads: **Asphalt**
Zoning: **Commercial**

Directions: **West out of Menomonie on Hwy 29 to Left on Midway Road to both properties on your left!**

Remarks: **Thriving, profitable, reputable and well maintained popular bar and grill named Dean & Sue's is for sale! Looking for a career change or ready to be your own boss? This an amazing opportunity! Established clientele with banquet hall booked out most weekends, popular volleyball leagues, bean bags inside & out, delicious menu and drinks, and the 5.37 acres allows for room for future expansion! Real estate includes an 800 Sq. Ft. 2 BR 1 bath apartment above the bar AND a 1335 Sq. Ft. 3 BR 1 Bath Residential home where an owner or bar manager could reside! Awesome outside patio area w/outside bar area, two inside bars, large full kitchen, and all personal property included except inventory. Seller is open to staying on for an orientation/training period of up to (2) months after the sale. Family owned since 1927! This family has paved the way for the next success story!**

Legal: **Part SW NW 1.94 acres all in 27-28-13 (251-1048-09-000) AND Part SW NW 3.43 acres all in 27-28-13 (251-1048-08-000) City of Menomonie, Dunn County WI**

Condition Report: **Yes**

Seller Financing:

Seller Fin Remarks:

Seller Concessions:

Agent Remarks: **Zoned B2. Pre-approval or proof of funds letter required with all offers. Earnest money payable to Rassbach Realty LLC Trust. Real estate includes an 800 Sq. Ft. 2 BR 1 bath apartment above the bar AND a 1335 Sq. Ft. 3 BR 1 Bath Residential home where an owner or bar manager could reside! 48 Hour Notice for all showings.**

Sub-Agency: **2.4%**
Buyer Agency: **2.4%**
Variable: **Yes**

List Date: **08/05/2024**
Cond Date:
Pend Date:

Limited Service: **No** Auction: **No**
How Sold:
List Cont Type: **Exclusive Right to Sell**

Exception: **Yes**
IDX: **Yes**
Realtor.com: **No**
Owner: **Rugland**

Expire Date: **02/05/2025**
Withdrawn Date:
Sold Date:
Orig List/Sell Agt: **Jill Rassbach**

Orig List \$: **\$850,000**
CDOM/DOM: **0 / 0**
Electronic Consent: **Yes**