



BURDY'S SPORTS BAR & GRILL FOR SALE



W14382 Railway Ave, Weyerhaeuser, WI

JUDI MALONE

Associate Broker

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BUSINESS OVERVIEW

HIGHLIGHTS

Burdy's Sports Bar & Grill is where great food and warm hospitality meet. This thriving family-owned establishment has been serving the Weyerhaeuser community with pride and dedication for over 33 years. Turnkey opportunity with guided transition period from owners.



Burdy's prime location is situated on busy ATV-UTV and snowmobile trails which ensures business all year round. The separate event center is the perfect venue for weddings, reunions, gatherings, and other special occasions. Loyal customers have come to love their signature burgers, hand-cut fries, fish fry, homemade pizzas, and summer-time ice cream. Well known for community outreach and fundraisers.

Asking Price	\$375,000
Gross Revenue	\$270,000
Cash Flow	Non-Disclosure Agreement required to view details
Furniture, Fixtures & Equipment	\$35,000, included in asking price
Inventory	\$7,500, estimated
2023 Real Estate Taxes	\$4,994.32

W14382 Railway Ave, Weyerhaeuser, WI 54895

PROPERTY FEATURES



SQUARE FEET

Restaurant/Bar: 3,200
Event Center: 2,400



LOT SIZE

.29 Acres



CAPACITY

Restaurant/Bar: 125
Event Center: 200+



PARKING

6 private stalls &
on-street parking

Rebuilt in 1997, this facility still feels new. Large kitchen with walk-in cooler, liquor room, and spacious bar area with short-order cook window to kitchen. Well cared for commercial equipment and efficient workflow set-up. Conveniently located just 16 miles from Ladysmith, Wisconsin, 19 miles from Chetek and 23 miles to Rice Lake, Wisconsin.

WELL ESTABLISHED AND PROFITABLE RESTAURANT + BAR



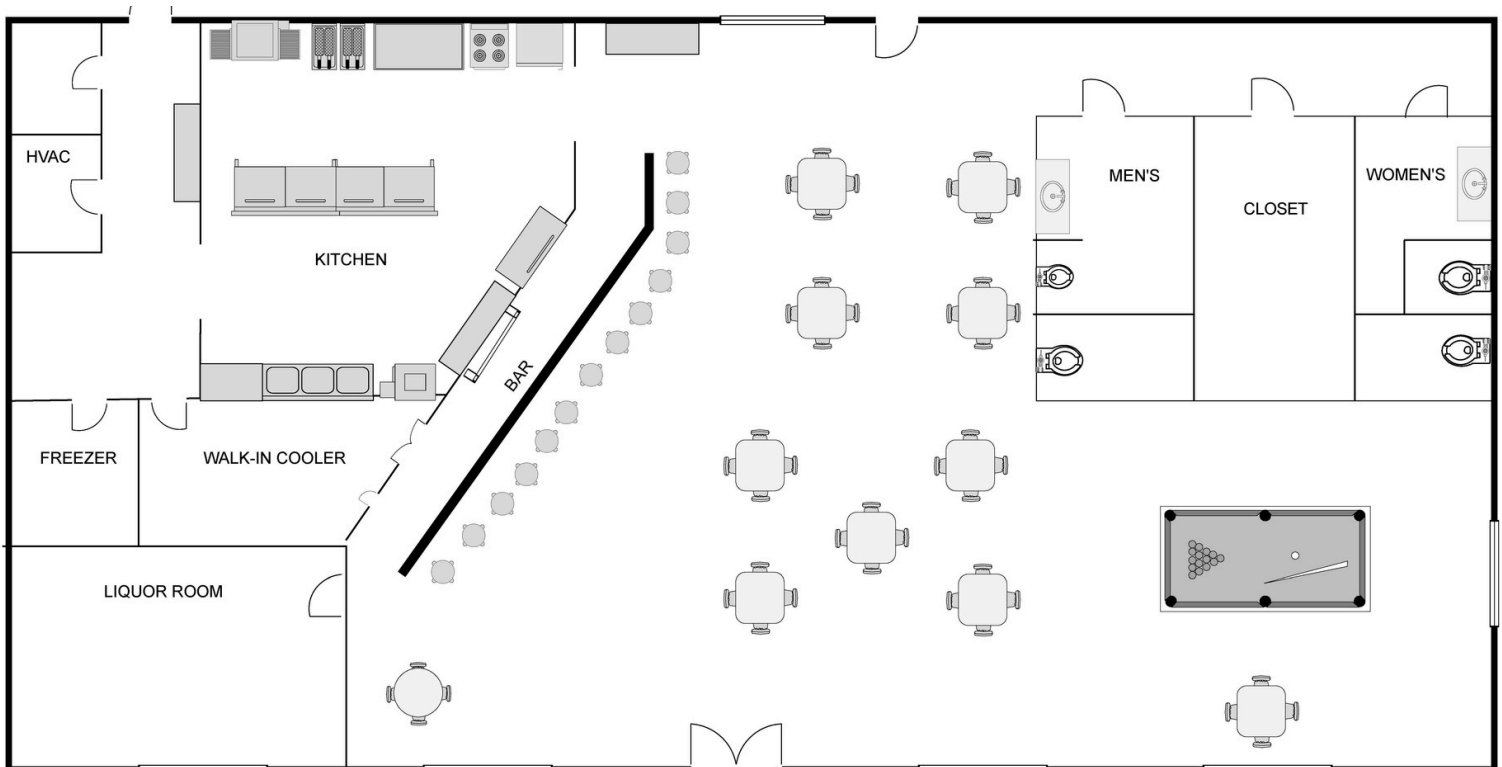
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100 Bridge Avenue East, PO Box 739, Delano, MN 55328
763-972-9077 | www.hscbrokers.com

FLOOR PLAN

Burdy's Bar Floor Plan
*Estimated measurements



W14382 Railway Ave, Weyerhaeuser, WI 54895

PHOTOS



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LOCATION HIGHLIGHTS



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DEMOGRAPHICS

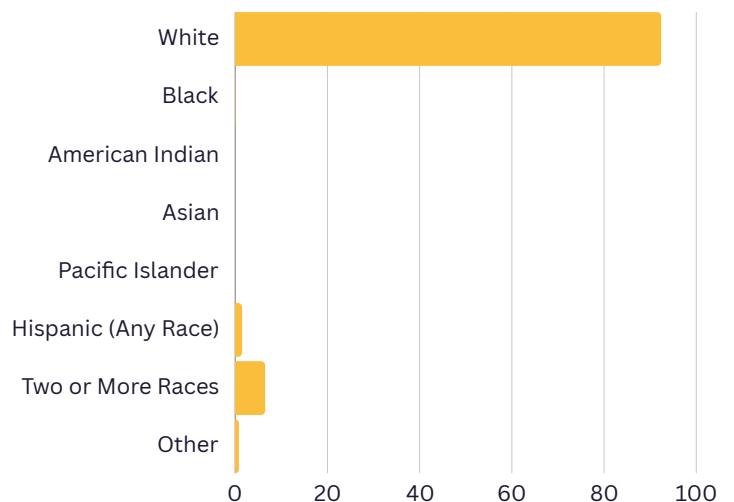
Figures prepared from esri

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	263	482	869
Median Age	51.7	52.5	52.8
College or Advanced Degree	52.9%	51.8%	51.9%
Median Household Income	\$54,945	\$56,214	\$56,773
Average Household Income	\$67,243	\$69,888	\$72,091
Owner Occupied	72.1%	70.6%	64.6%
Projected Population Growth 2023-2028	-0.38%	-0.42%	-0.44%

AREA BUSINESSES

United States Postal Services
Classic Cuts
Porky's
River Country Coop
Barney's Meats
Chippewa Valley Bank
Wisconsin Sheep Dairy Coop
Spec Tech, Inc
Village of Weyerhaeuser
Source Energy Services
4 Seasons Roofing & Tree Removal
Weyerhaeuser Fire Dept

2023 RACE AND ETHNICITY



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AGENCY DISCLOSURE

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

Hospitality Services Corp.
Effective July 1, 2016

DISCLOSURE TO 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 57-66).
 - 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 24-40).
 - 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.

22 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain
23 language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

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

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

- 30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 57-66).
- 31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
32 report on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
34 list that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other
35 information you consider to be confidential.

36 CONFIDENTIAL INFORMATION: _____
37 _____

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

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

41 By signing and dating below I /we acknowledge receipt of a copy of this disclosure and that

42 _____ and _____ are

43 Agent's Name Firm's Name

44 working as: (Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **STRIKE ONE**

**45 THIS IS A DISCLOSURE AND NOT A CONTRACT. Wisconsin law required the Firm to request the customer's
46 signed acknowledgment that the customer has received a copy of this written disclosure statement if the Firm
47 will provide brokerage services related to real estate primarily intended for use as a residential property
48 containing one to four dwelling units. SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE
49 ANY CONTRACTUAL OBLIGATIONS BY EITHER THE CUSTOMER OR THE FIRM.**

50 See the reverse side for definitions and sex offender registry information.

51 _____

52 Customer Signature Date Customer Signature Date

53 Customer's Name: _____ Customer's Name: _____

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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Drafted by Attorney Debra Peterson Conrad ®

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54 NOTICE ABOUT SEX OFFENDER REGISTRY

55 You may obtain information about the sex offender registry and persons registered with the registry by contacting the
56 Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

57 DEFINITION OF MATERIAL ADVERSE FACTS

58 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
59 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
60 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
61 or affects or would affect the party's decision about the terms of such a contract or agreement.

62 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
63 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
64 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
65 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
66 contract or agreement made concerning the transaction.