

FOR SALE

79 Hometown Drive

Tomahawk, WI

PREPARED BY:



Jan Kadow, Senior Advisor





79 Hometown Dr | Tomahawk, WI

PROPERTY SUMMARY



Property Highlights

Minutes from US-51, single-tenant, +/- 36,187 SF masonry big-box commercial building on +/- 5.23 Acres

- Visibility on County Rd A, just minutes from US-51
- Less than 30 minutes from Minoqua, Rhinelander and Merrill
- Potential uses include, but not limited to, retail, sporting goods, restaurants, medical/vet clinics, auto sales & service
- Updates include: newer interior LED lighting, polished/stained floor, 2 finished offices, HVAC/lighting controlled by Carrier I-View software system (includes remote control), overhead door, heater in warehouse
- Includes +/- 10,000 SF warehouse space
- Fully sprinklered; 1 dock door and 1 drive-in door; 3 phase power
- Surrounded by beautiful lakes, state trails and parks, this property is well positioned to serve the growing demand for commercial, recreational and restaurant uses
- **Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated.*

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Offering Summary

Sale Price:	\$2,475,000
Building Size:	+/- 36,187 SF
Lot Size:	+/- 5.23 Acres
Year Built:	2003
Zoning:	B-1
Parking	+/- 148 surface spaces
Tax Key #: 28635062230006	Taxes-2025: \$ 23,291.60

Demographics	5 Miles	15 Miles	30 Miles
Total Households	2,233	6,562	33,214
Total Population	5,124	15,085	75,865

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EXTERIOR DOCK / DRIVE-IN DOOR

Qualheim's
True Value

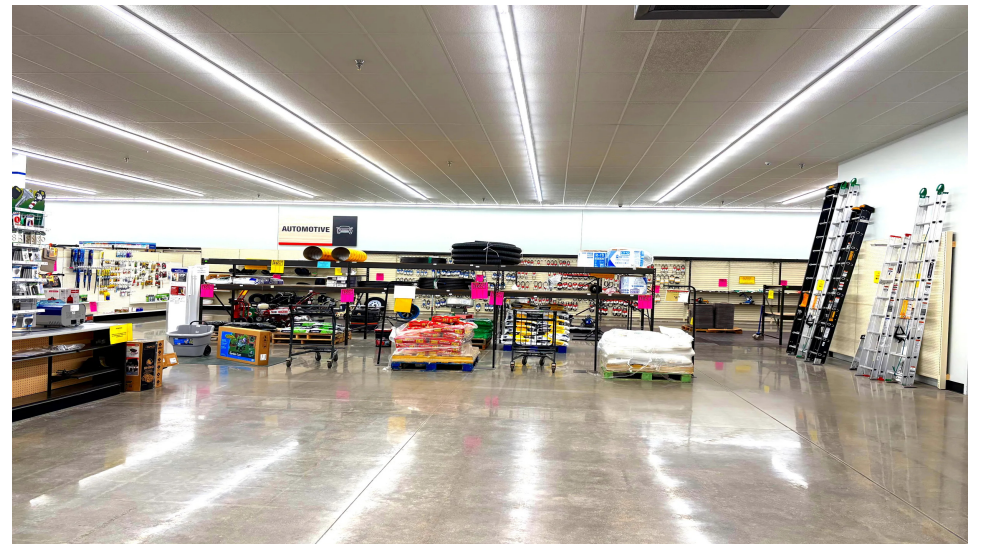


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79 Hometown Dr | Tomahawk, WI ADDITIONAL PHOTOS



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SITE PLAN

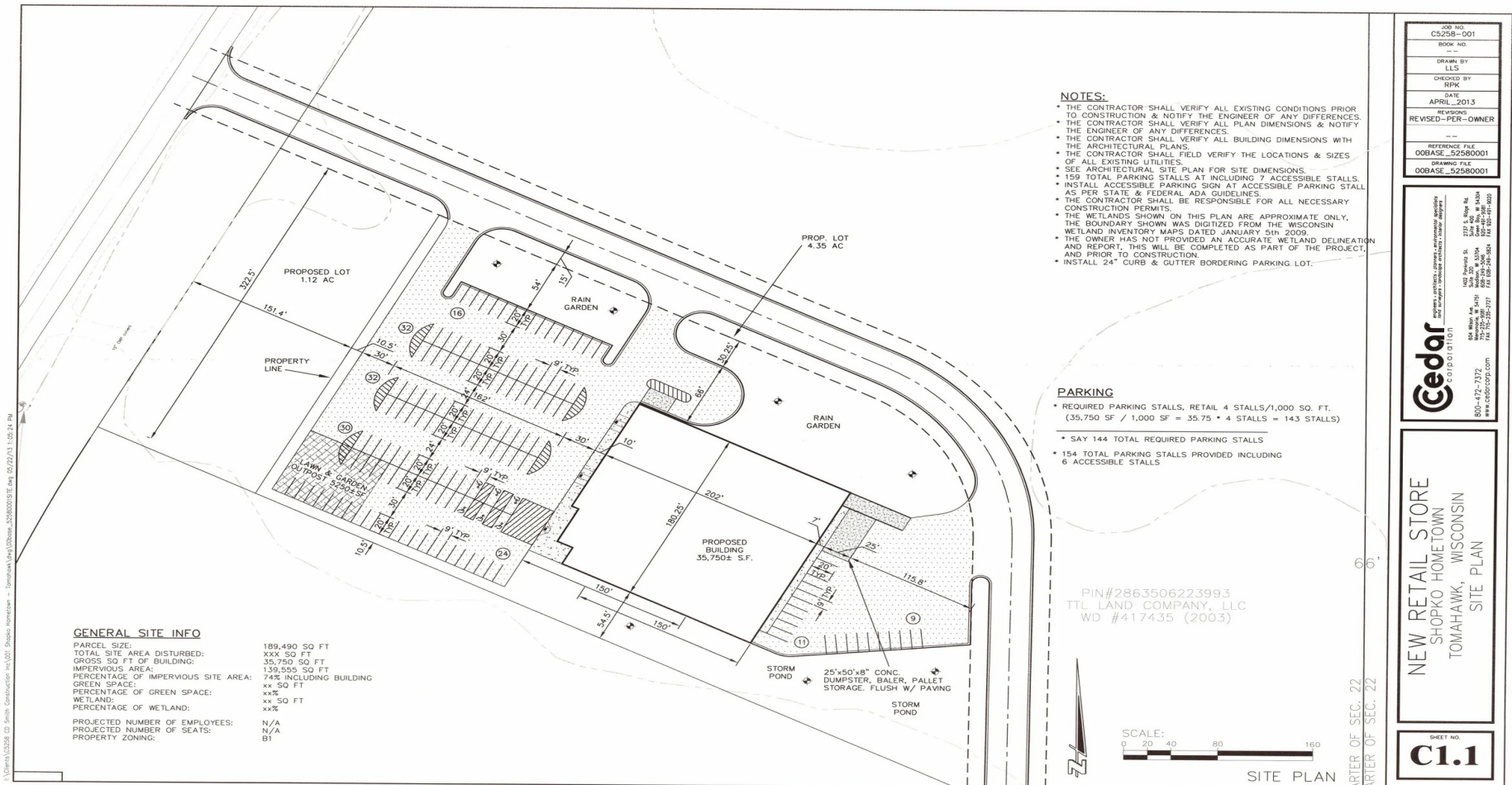
Outdoor Power

Hardware

Tools & Fasteners

Paint

Qualheim's
True Value



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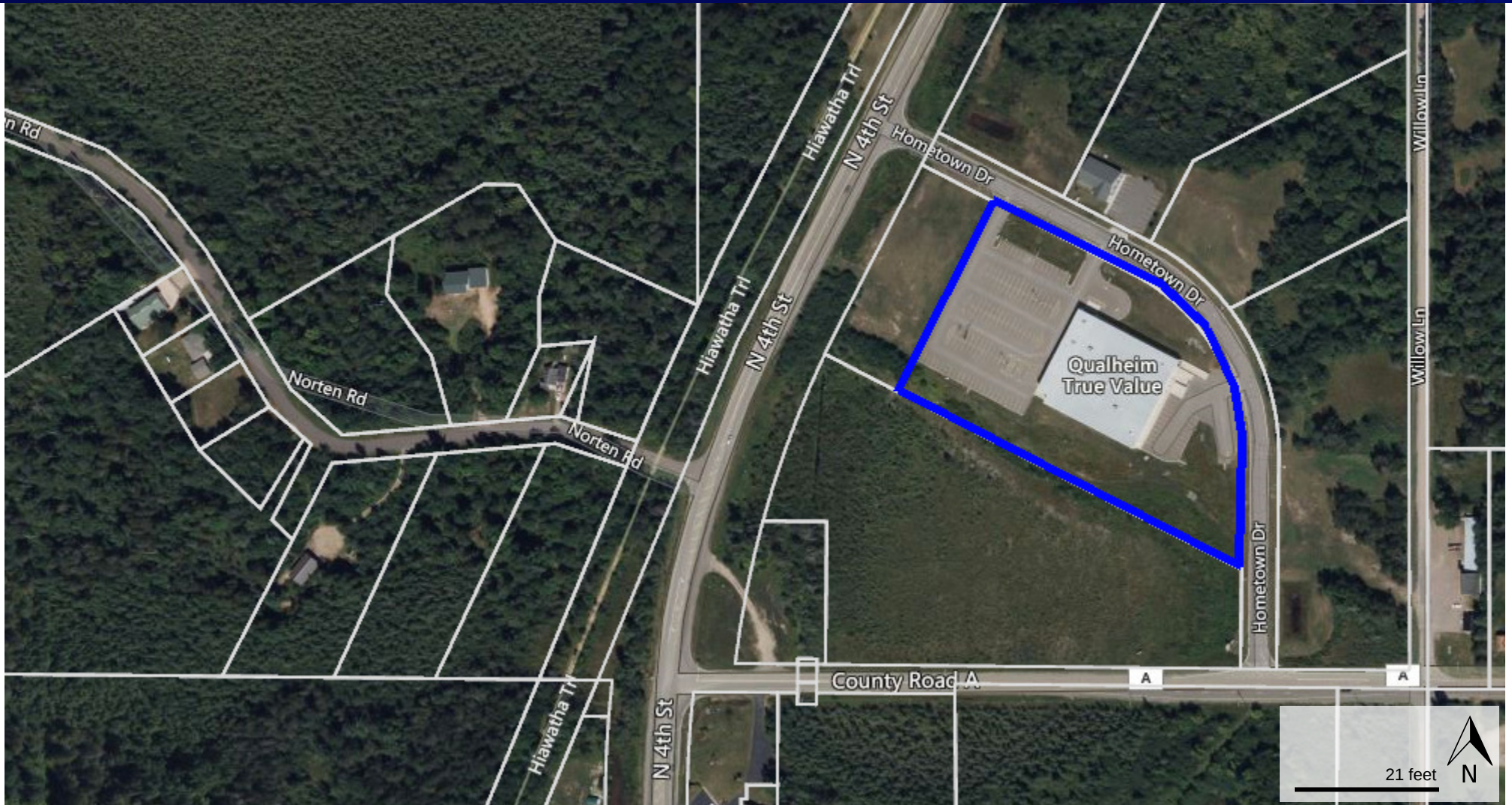




79 Hometown Dr | Tomahawk, WI

AERIAL

Qualheim's
True Value





79 Hometown Dr | Tomahawk, WI RETAIL MAP



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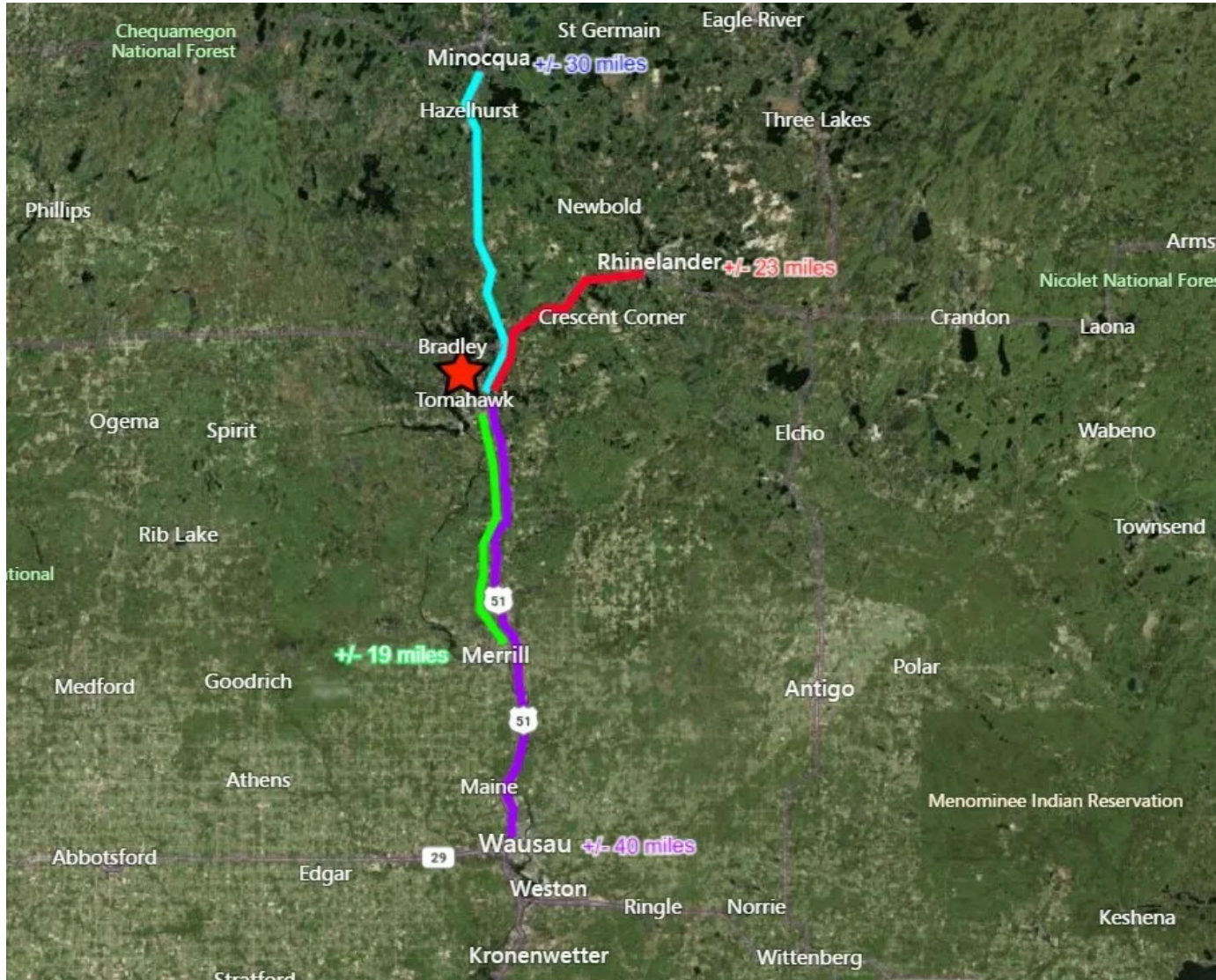
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79 Hometown Dr | Tomahawk, WI AREA / DISTANCE MAP

Qualheim's
True Value



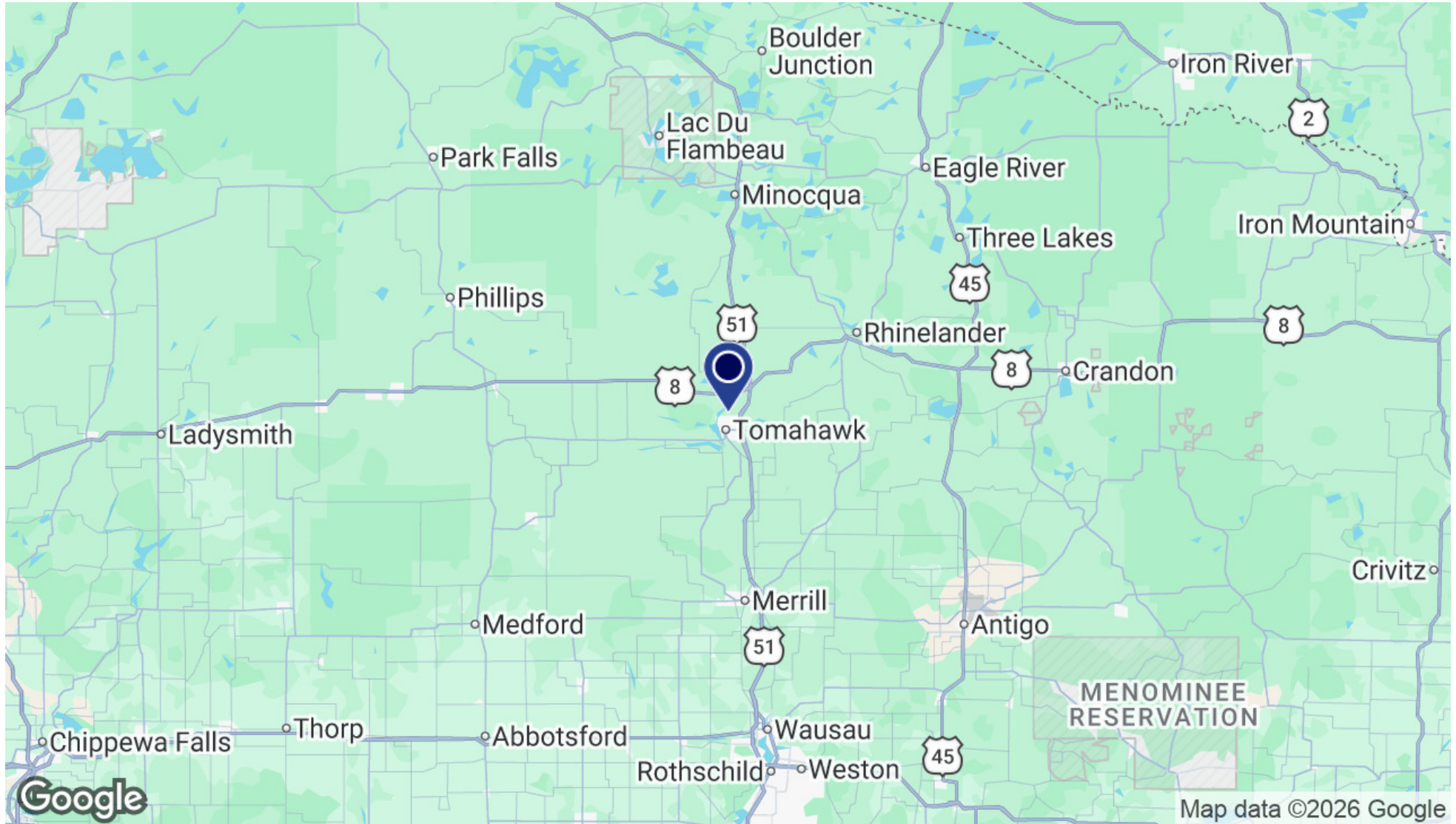
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79 Hometown Dr | Tomahawk, WI LOCATION MAP



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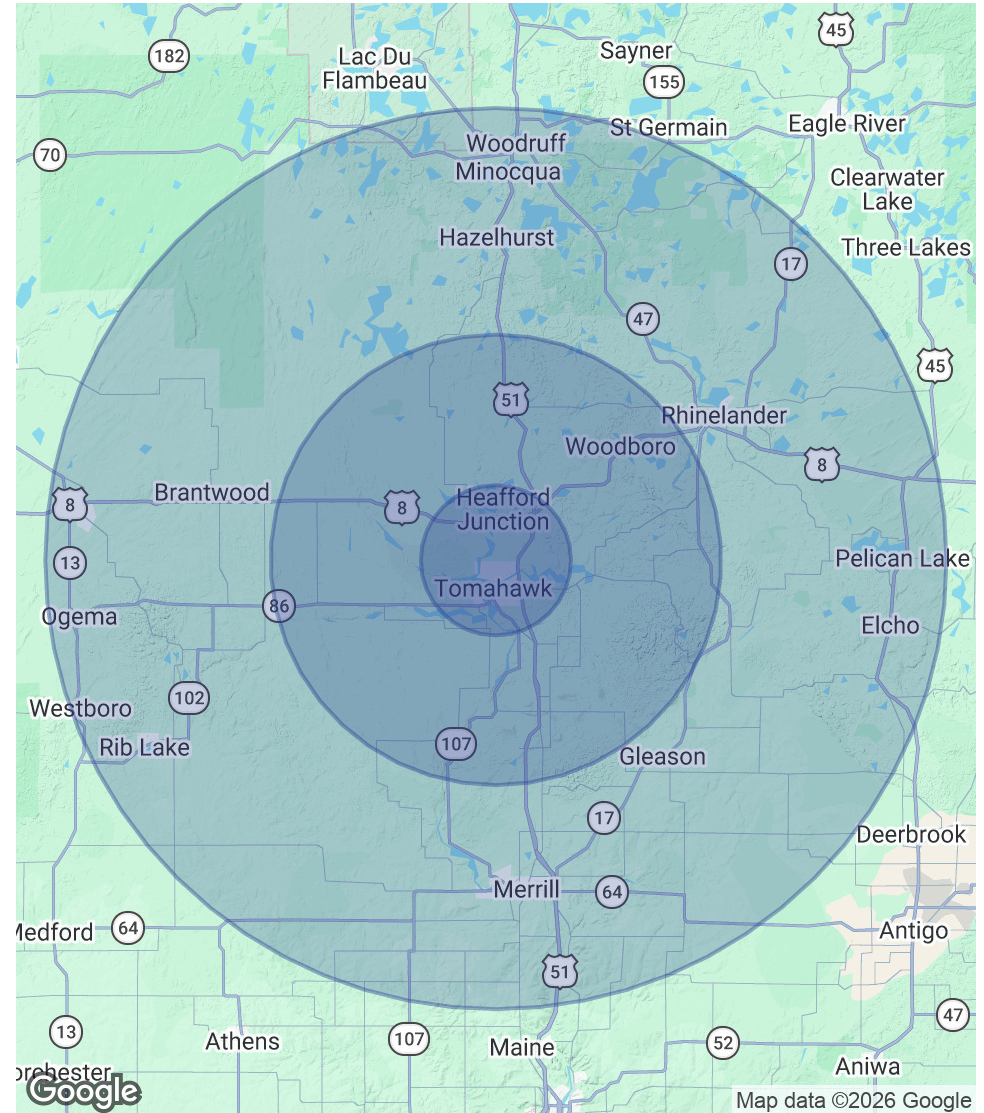
DEMOGRAPHICS MAP & REPORT

Qualheim's
True Value

Population	5 Miles	15 Miles	30 Miles
Total Population	5,124	15,085	75,865
Average Age	49.1	52.3	49.7
Average Age (Male)	47.5	50.4	48.7
Average Age (Female)	50.2	53.4	50.5

Households & Income	5 Miles	15 Miles	30 Miles
Total Households	2,233	6,562	33,214
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$96,128	\$94,734	\$86,802
Average House Value	\$232,704	\$253,526	\$228,495

2023 American Community Survey (ACS)



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

Broker Disclosure to Customers

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

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

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

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you. The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): _____
(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

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

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>



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