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4410 Golf Terrace, Suite 125, Eau Claire, WI 54701

Frequently Asked Questions

Property Address: 1114 N Bluebird Road, Eagle River, Wisconsin 54521

- **Successful Italian Restaurant with catering business**
 - **Includes food truck, catering equipment, loyal client list, inventory**
- **Currently operating with 12 employees**
- **Shed used to store items for catering**
- **Peach and pear fruit trees on the property**
- **RV plug in station on the property**
- **City sewer and water**
- **Can host up to 300 people at the restaurant when utilizing indoor and outdoor seating**
- **Private laundry onsite**
- **Newer walk-in cooler**
- **Equipment list can be provided**

All information provided by the sellers and third-party sources.

- **3 years of tax statements to be provided to any potential buyer**
- **Few pieces of furniture and artwork not staying**
- **Owners have completely rehabbed the property during their ownership.**
- **Per seller: “Not sure when the actual build was built. When we bought it in 2016 the building was completely gutted. Jacked up part of building to replace concrete. 2 exterior walls are completely new. All new electrical, heating and plumbing including water and sewer hookup to city. New everything from windows and doors, siding and roof. Basically everything you see has been redone.”**