



CRE ADVISING
ANY PROPERTY ON EARTH

100 BROAD ST, LAKE GENEVA, WI

RETAIL BUILDING AND RESTAURANT BUSINESS

FOR SALE

PROPERTY DETAILS

SIZE

- ▶ Building Approximately 1,300 square feet
- ▶ Lot: Approximately 0.03 acres

PRICE

- ▶ Subject to Offer

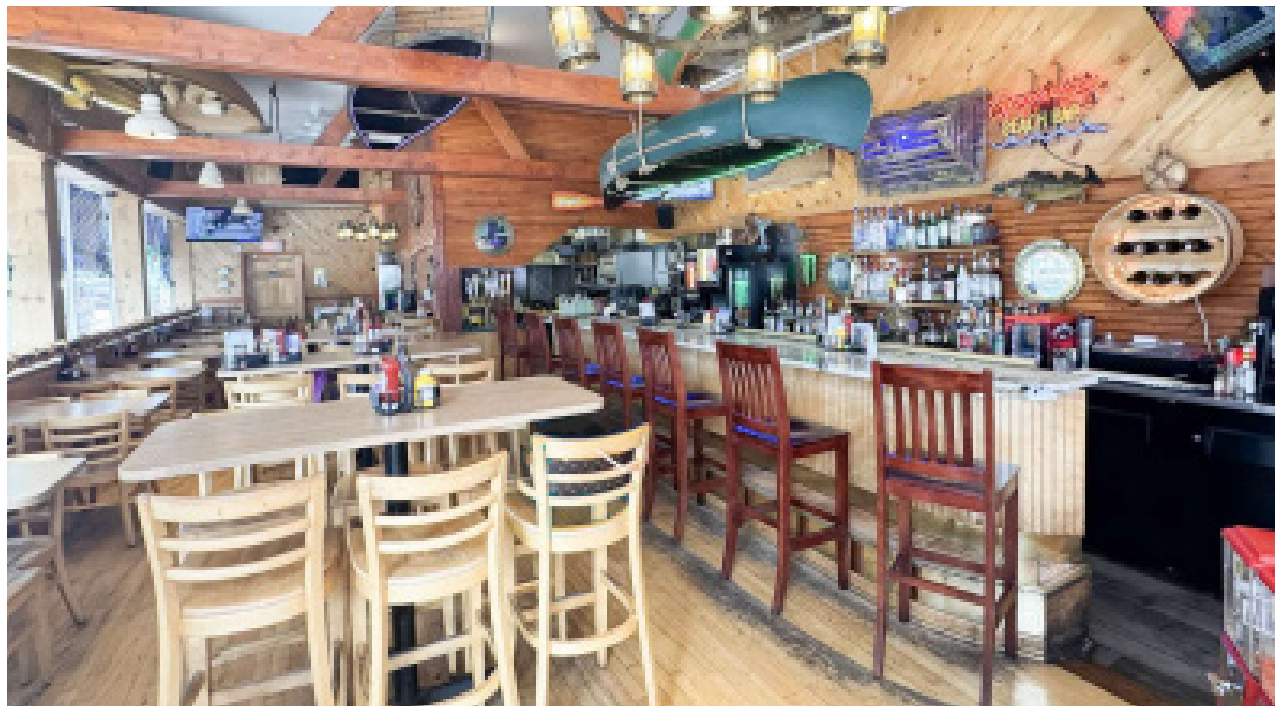
BUILDING HIGHLIGHTS

- ▶ Retail/restaurant building and business - available for sale individually or together
- ▶ Building overlooks the fountain at the Riviera and has a full basement, outdoor seating with lake views and an ice cream walk-up window for seasonal traffic
- ▶ Potential roof deck opportunity with air rights
- ▶ Occupancy: 70 interior seats and 70 exterior seats
- ▶ Year Built: 1955
- ▶ Zoning: B1
- ▶ Remodeled 5 years ago with new equipment
- ▶ Walk-in cooler
- ▶ New furnace and 6 ton AC unit

BUSINESS HIGHLIGHTS

- ▶ Turn-key operation
- ▶ Business has been in operation since 1961
- ▶ Very well known establishment - local landmark
- ▶ Business currently operates 7 days a week during summer season
- ▶ Liquor license: Class B with Class C wine; 2:30 am inside - 11:30 pm outside
- ▶ The only walk up sales window in Lake Geneva
- ▶ 8 beers on tap

The information provided comes from sources considered to be reliable, but its accuracy or completeness has not been verified for accuracy. This information may not reflect the current or future performance of the property. Subject to your independent review and due diligence.



PROPERTY PHOTOS



AREA MAP

AREA HIGHLIGHTS

- Property is located in prime Lake Geneva tourist location, just off of State Street's retail, restaurant and nightlife scene
- Directly across from The Riviera Ballroom, a popular event venue
- Nearby national retail includes Starbucks, Jimmy Johns, KFC, Culvers, Cold Stone Creamery, Burger King, McDonald's, and Popeye's

- Numerous recreational opportunities in the area include golf courses/clubs, boutique shopping, boating and other watersports, outdoor activities like hiking and biking, venues for celebratory events plus locally organized community events and entertainment all year long!

DEMOGRAPHICS

	1 MI	3 MI
POPULATION	6,775	13,299
HOUSEHOLDS	3,029	5,832
MEDIAN HH INCOME	\$60,799	\$65,674
DAYTIME EMPLOYEES	3,947	8,483





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