





W360 N8739 BROWN STREET OCONOMOWOC, WI 53066

FEATURES

Exciting restaurant sale! Corner lot gem with high visibility, ample parking, and a large inviting bar. Fully equipped with a walk-in cooler for efficient operations. This opportunity combines strategic location with essential amenities—your recipe for a successful restaurant venture. Act now and make this culinary dream yours!

Dining Room Seating: Up to 132 Chairs

Bar Area: 12 Table Top Seats and 32 Bar Stools

Potential for a 2nd floor 2 bedroom, 1 bathroom apartment with balcony.

Zoning: **B-2 Local Business District**

Sewer: Holding Tank

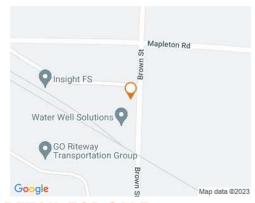
Water: Well

A/C: 2 Rooftop Units

Parking Spaces: Paved lot with +/- 59 Spaces

Tax Key #: **OCOT0469019002** Property Taxes: \$11,179.34 (2023)

Listing: 4704



RETAIL FOR SALE

Total SF: 6,524 Total Acres .84

Sale Price: **\$995,900.00**















- 1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:
- 2 BROKER DISCLOSURE TO CUSTOMERS
- 3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
- 4 who is the agent of another party in the transaction. The broker, or salesperson acting on behalf of the broker, may provide
- 5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the 6 following duties:
- 7 The duty to provide brokerage services to you fairly and honestly.
- 8 The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless 10 disclosure of the information is prohibited by law.
- 11■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is 12 prohibited by law (See Lines 47-55).
- 13 The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the 14 confidential information of other parties (See Lines 22-39).
- 15 The duty to safeguard trust funds and other property the broker holds.
- 16 The duty, when negotiating to present contract proposals in an objective and unbiased manner and disclose the advantages and 17 disadvantages of the proposals.
- 18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
- 19 need legal advise, tax advise, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
- 20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of 21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.
- 22 CONFIDENTIALITY NOTICE TO CUSTOMERS
- 23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
- 24 0BTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL.
- 25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
- 26 INFORMATION.A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
- 27 PROVIDING BROKERAGE SERVICES TO YOU
- 28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW.
- 291. MATERIALADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
- 31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
- 33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
- 34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.
- 35 CONFIDENTIAL INFORMATION:
- 36
- 37 NONCONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):
- 38
- 39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.) 40 CONSENT TO TELEPHONE SOLICITATION
- 41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
- 42 call our my home or cell phone numbers regarding issues goods and services related to the real estate transaction until I/We
- 43 withdraw this consent in writing List Home/Cell Numbers:
- 44 SEX OFFENDER REGISTRY
- 45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
- 46 Wisconsin Department of Corrections on the Internet at: http://offender.doc.state.wi.us/public/ or by phone at 877-234-0085.
- 47 DEFINITION OF MATERIAL ADVERSE FACTS
- 48 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
- 49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
- 50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
- 51 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
- 52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
- 53 the structural integrity of improvements to real estate or present a significant health risk to occupants of the property or information
- 54 that indicates that a party to a transaction is not able to or does not intend to met his or her obligations under a contract or
- 55 agreement made concerning the transaction.

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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