

DANNY K'S FOR SALE



950 W Grand Ave & 931 McKinley St,
Wisconsin Rapids, WI 54495

RICK GUNTZEL

Associate Broker

612-889-8100

rick@hscbrokers.com



BUSINESS OVERVIEW

HIGHLIGHTS

Danny K's, situated in the heart of Wisconsin Rapids, has been a beloved establishment for generations since its founding in 1985. With a diverse menu offering an array of options like pizza, sandwiches, salads, wraps, and more, Danny K's has garnered fame for its scrumptious burgers and classic Old



Fashioned cocktails. The restaurant's warm, old-school hospitality and inviting ambiance have captivated patrons over the years.

The property, spanning half an acre, enjoys excellent visibility and ample parking, conveniently located just three blocks from downtown Wisconsin Rapids. The building, with its existing charm and character, provides an ideal foundation for either continuing the time-honored tradition of Danny K's or for introducing an entirely new and innovative concept. It offers great potential for an affordable update to accommodate any culinary or entertainment vision.

Furthermore, the sale includes an adjacent American Craftsman style residence, featuring four bedrooms and one bath, extending over 1,200 square feet. This additional property can be utilized for various purposes, such as housing for staff members or as a rental for additional income.

An additional property sharing a boundry line with the restaurant is also available for \$65,000.

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BUSINESS OVERVIEW

HIGHLIGHTS

Overall, Danny K's presents a remarkable opportunity for aspiring restaurateurs or entrepreneurs seeking a place with an established reputation and room for creativity. Its central location, ample space, and adjacent residence add significant value to the property, making it a promising investment in the vibrant culinary scene of Wisconsin Rapids.

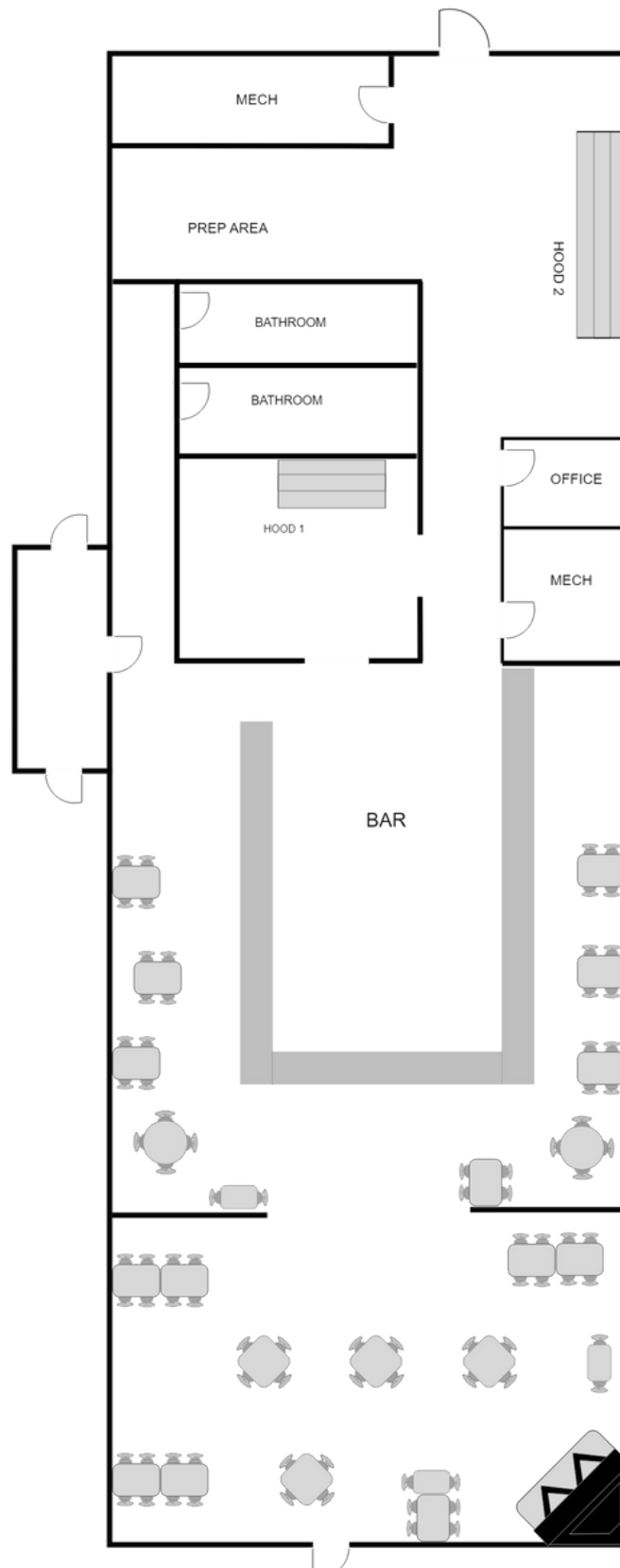


Asking Price	\$365,000
Gross Revenue	\$450,000
Cash Flow	\$98,650
Furniture, Fixtures & Equipment	\$50,000, included in asking price
Inventory	\$20,000, not included in asking price
2022 Real Estate Taxes	\$7067 (Restaurant) + \$1,516 (Residence)

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FLOOR PLAN

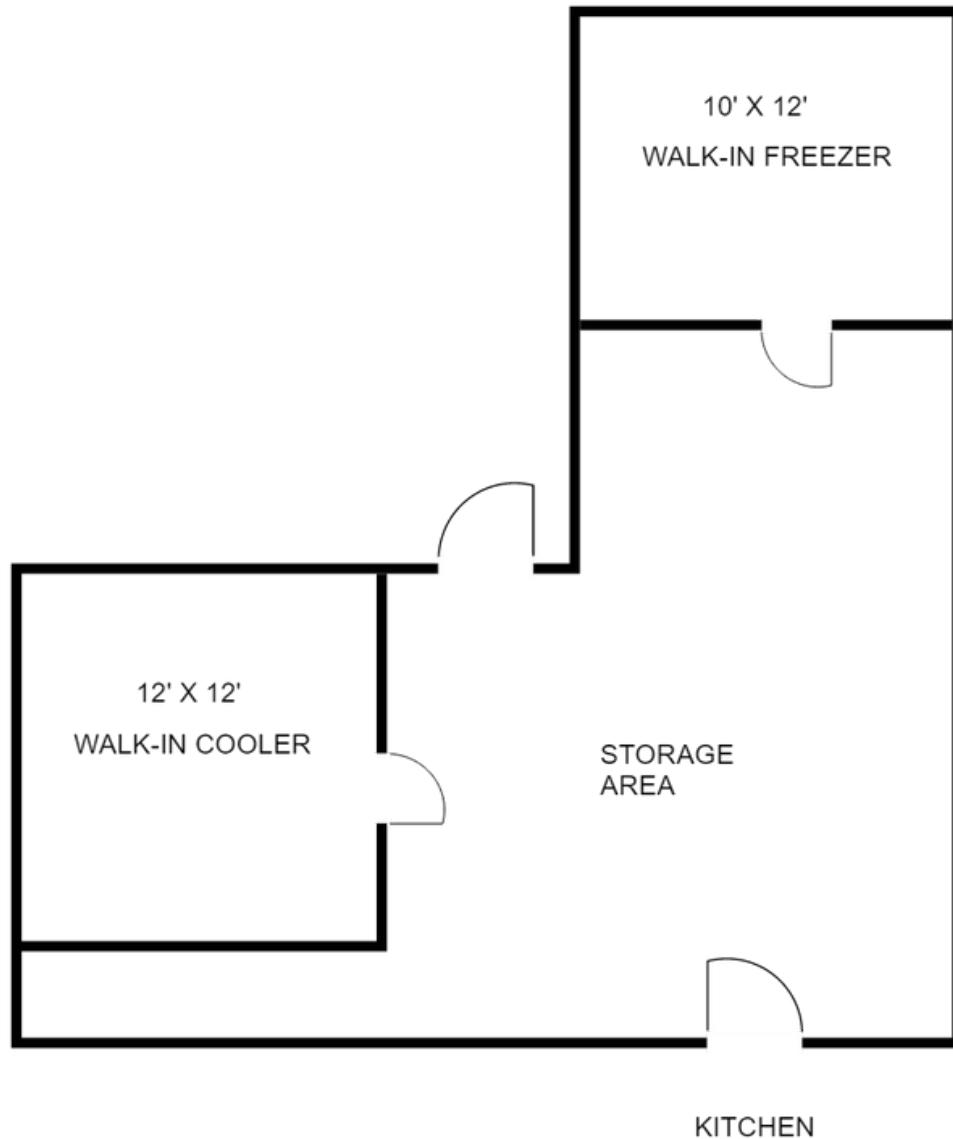
Main Level



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FLOOR PLAN

REAR STORAGE AREA



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PHOTOS



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PROPERTY FEATURES



SQUARE FEET

Restaurant: 3000
Storage: 650
Residence: 1200



LOT SIZE

0.630 acres (restaurant + residence),
included in asking price



CAPACITY

Approximately 125



PARKING

40 spaces

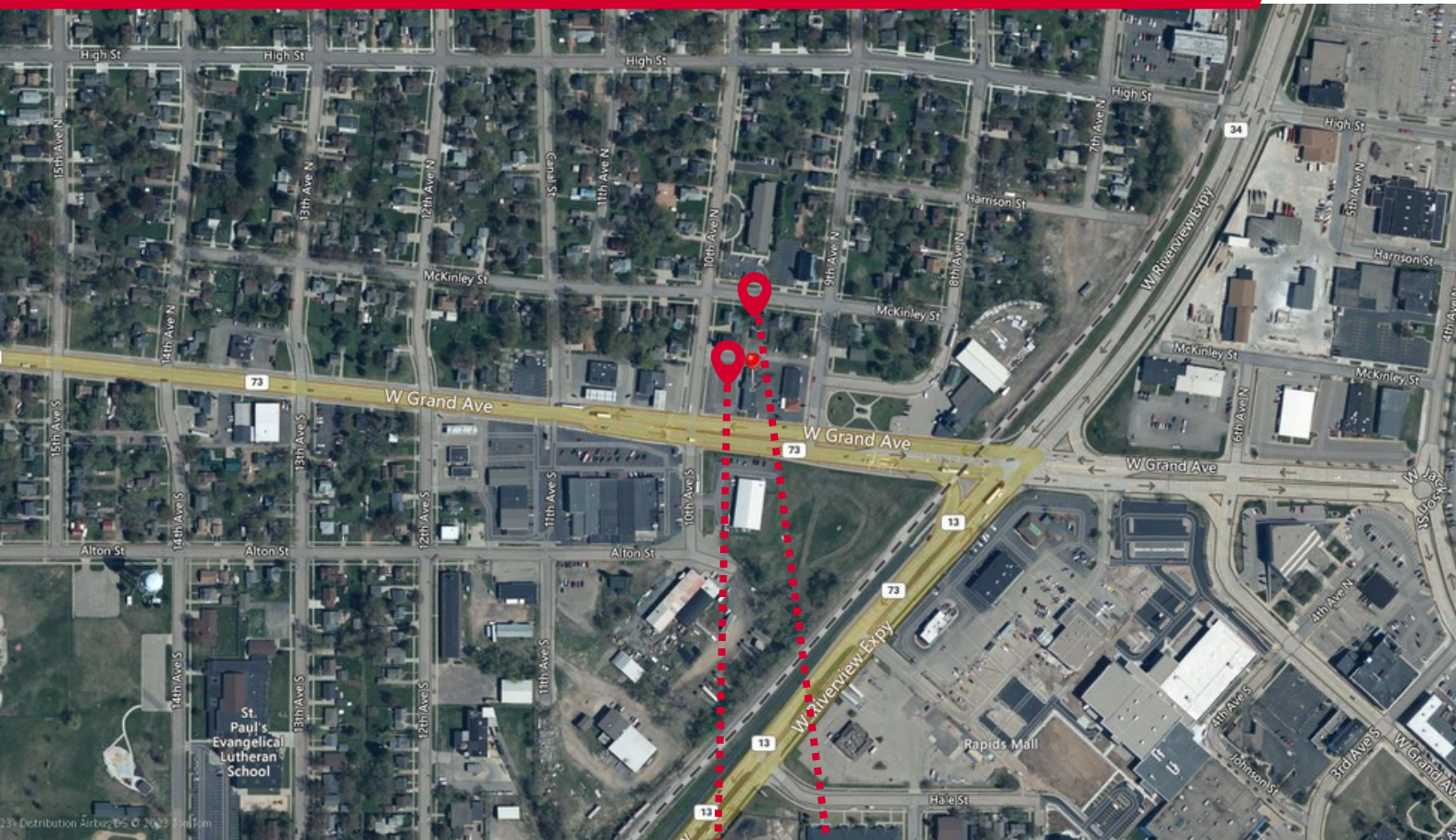
Entering Danny K's, you are greeted by a peninsula bar with wrap around seating. At the end of the bar are two partial walls that separate a modest sized dining room which features a corner fireplace. The kitchen is large and boasts two cooking lines and plenty of prep space. A walk-in freezer and walk-in cooler highlight an 600+SF storage section at the rear of the restaurant.

GREAT LOCATION ADJACENT HOME INCLUDED



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LOCATION HIGHLIGHTS



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DEMOGRAPHICS

Figures prepared from esri



TRAFFIC COUNT: 13,600 vehicles per day

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	4783	19,996	28,996
Median Age	38.6	42.9	44.4
College or Advanced Degree	29.4%	29.8%	33.2%
Median Household Income	\$43,205	\$50,149	\$54,638
Average Household Income	\$54,209	\$63,740	\$72,052
Owner Occupied	59.6%	61.5%	68.5%
Projected Population Growth 2022-2027	1.59%	.2%	.78%

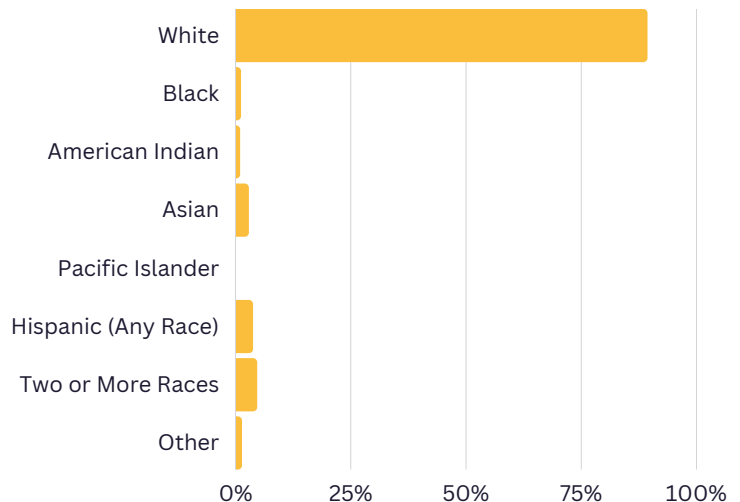


AREA BUSINESSES

Quality Foods
Metcalf Lumber
Fast Fuel Mart
Associated Bank
Team Matthews Auto & Tire CTR
Chips Hamburgers
Lycon Inc
Wisconsin Rapids Clinic
Wisconsin Rapids Police Dept
City of Wisconsin Rapids
Wisconsin Rapids Power Plant
TJ's Auto



2022 RACE AND ETHNICITY



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AGENCY DISCLOSURE

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

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.