

PIKE'S PINE ISLE LODGE

FOR SALE



1261 Pine Isle Rd, Three Lakes, WI 54562

RICK GUNTZEL

Associate Broker

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BUSINESS OVERVIEW

HIGHLIGHTS

Welcome to Pike's Pine Isle Lodge, an exceptional bar restaurant & lodge situated in the picturesque setting of Three Lakes, WI. This unique property offers not only a prime location with stunning lake views, but also a cozy and inviting atmosphere with its charming knotty pine interior and a captivating stone fireplace.



Step inside and be greeted by the warm ambiance that sets the stage for unforgettable experiences. The lodge features an efficient kitchen layout equipped with three walk-in coolers and ample storage space, making it an ideal setup for culinary endeavors.

The current concept at Pike's Pine Isle Lodge has successfully carved a niche in the local dining scene, specializing in mouthwatering sandwiches, artisan pizzas, and delectable appetizers. The menu is crafted with care, offering an array of flavorful options to satisfy any palate.

But Pike's Pine Isle Lodge is more than just a bar and restaurant. The outdoor amenities take the experience to another level. Engage in friendly competition at the outdoor volleyball and corn hole area, perfect for gathering with friends and family. Additionally, the pavilion hosts live entertainment, creating an inviting space where guests can relax, enjoy great music, and make lasting memories.

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Pike's Pine Isle Lodge offers a breathtaking view that complements the exceptional dining experience. The tranquil surroundings and natural beauty of the lake provide the perfect backdrop for guests to unwind, while the outdoor seating allows them to immerse themselves in the serene ambiance.

Tucked within the stunning surroundings of Pike's Pine Isle Lodge, the Lodge itself is a hidden gem awaiting discovery. Offering the perfect blend of comfort, convenience, and breathtaking views, this three-bedroom, one-bathroom cottage is an idyllic lakeside retreat.

The cottage features a full kitchen, equipped with modern appliances, a large dining area and a private patio overlooking the lake.

With three comfortably furnished bedrooms, the cottage can accommodate up to 10 guests, making it perfect for families or groups seeking a memorable getaway.

The cottage offers exclusive access to a private pier complete with a boat slip.

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This remarkable property presents an exciting opportunity for aspiring entrepreneurs or seasoned investors looking to own a thriving bar, restaurant and lodge in a sought-after destination. With its knotty pine interiors, stone fireplace, lake views, efficient kitchen layout, and outdoor entertainment options, an impressive pier infrastructure capable of accommodating up to 24 boats, Pike's Pine Isle Lodge is primed to continue its success and provide unforgettable experiences for years to come.

Don't miss out on the chance to be the proud owner of Pike's Pine Isle Lodge - a place where hospitality, delicious cuisine, and natural beauty converge to create a truly remarkable establishment. Contact us today to seize this incredible opportunity.

Asking Price	\$1,100,000
Gross Revenue	\$, further details provided with signed NDA
Cash Flow	\$, further details provided with signed NDA
Furniture, Fixtures & Equipment	\$80,000, included in asking price
Inventory	\$25,000, not included in asking price
2022Real Estate Taxes	\$4,606.48

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PROPERTY FEATURES



SQUARE FEET

Restaurant: 2,384
Lodge: 864
Pavillion: 1,040
Boat House: 432
Garage: 720



LOT SIZE

2.59 acres,
included in asking price
291 FT Lakeshore Frontage



CAPACITY

Bar Area: 50
Dining Room: 40
Pavillion: 40
Outdoor Area: 300



PARKING

60 spaces

INCLUDES OUTDOOR PAVILLION, PICNIC AREA & SAND VOLLEYBALL COURTS



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PHOTOS



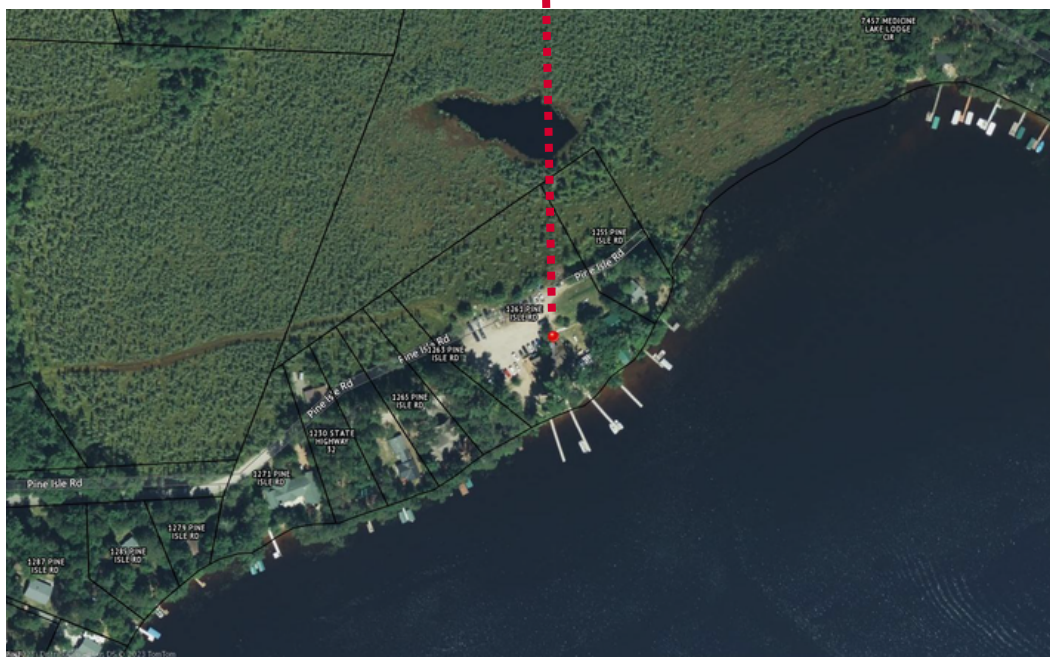
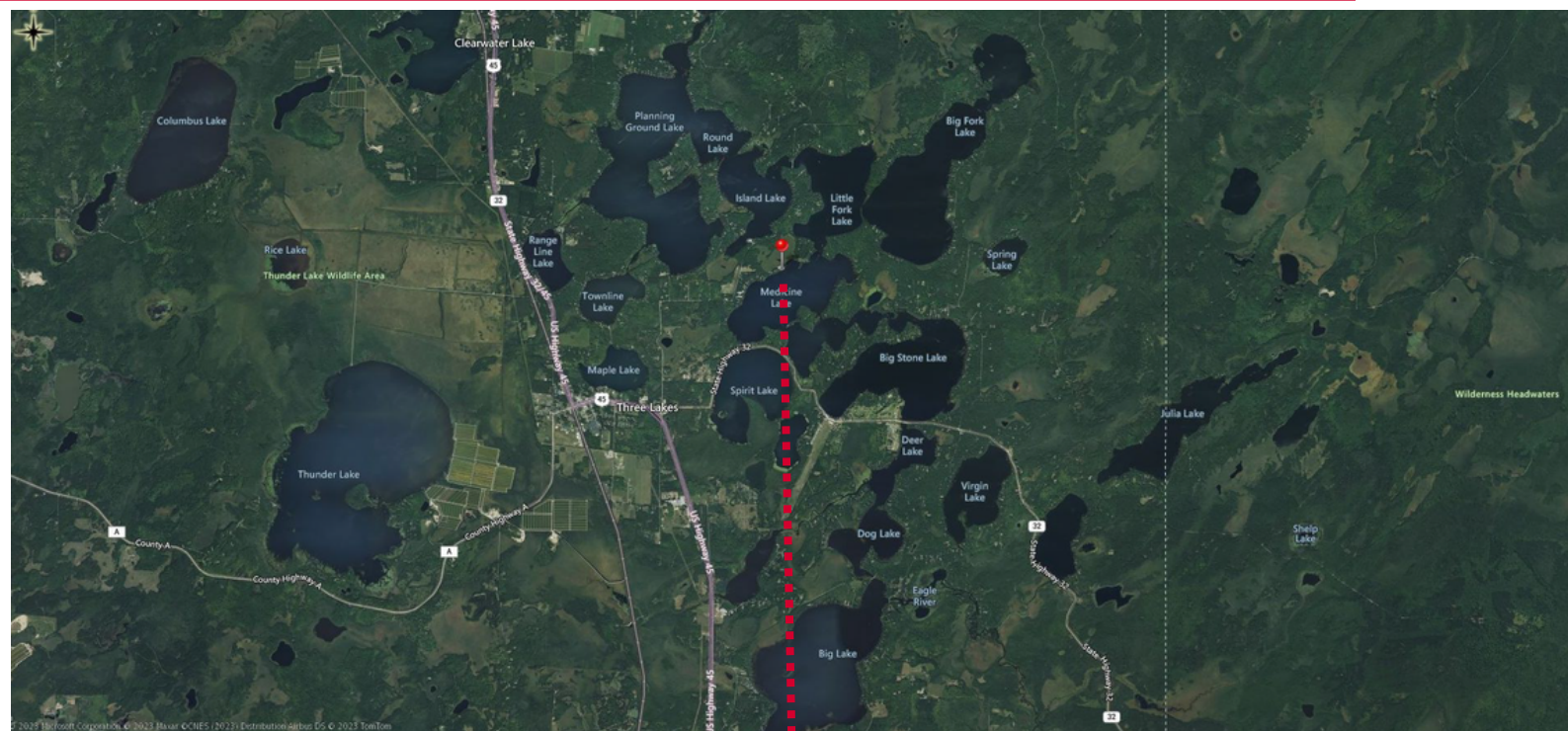
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PHOTOS



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LOCATION HIGHLIGHTS



1261 Pine Isle Rd, Three Lakes, WI 54562



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DEMOGRAPHICS

Figures prepared from esri



BOAT SLIPS: 24

	5 Mile Radius	10 Mile Radius	15 Mile Radius
Population	2,348	7,994	13,693
Median Age	57.3	54.6	53.9
College or Advanced Degree	49.8%	43.9%	42.2%
Median Household Income	\$66,712	\$62,723	\$63,540
Average Household Income	\$98,322	\$92,558	\$91,832
Owner Occupied	32.9%	38.1%	40.6%
Projected Population Growth 2022-2027	-0.17%	0.08%	0.07%

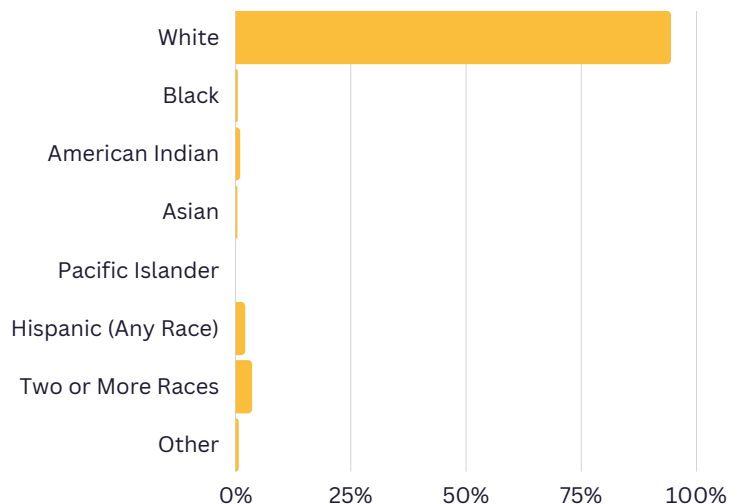


AREA BUSINESSES

Watercraft Sales
Spiritview Lakeside
Sunset Grill
Cole Publishing
Krist Food Mart
Three Lakes Elementary
Gasco
Lakes Precision
Fine Wood Boats
Honey Rock Camp
Accent Auto Body
Big Stone Golf Course



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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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.