



RESTAURANT + BAR

FOR SALE



E4533 Norwegian Hollow Rd, Viroqua, WI 54665

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BUSINESS OVERVIEW

HIGHLIGHTS

Welcome to Norwegian Hollow Hideaway, a hidden gem nestled in the pristine beauty of the Driftless Region and situated at the headwaters of the south fork of the Bad Axe River, a blue-ribbon trout stream. This remarkable property offers a unique blend of natural splendor, fantastic dining, and an incredible opportunity to make your mark in the hospitality industry.



As you arrive at Norwegian Hollow Hideaway, you'll be greeted by the soothing sounds of a freshwater spring, setting the tone for the tranquility that awaits. The property boasts breathtaking panoramic views from the outdoor patio, creating the perfect backdrop for memorable gatherings and events.

Step inside to the heart of the property—a magnificent bar and dining room featuring a cozy fireplace and an abundance of windows. Whether you're looking to celebrate a special occasion with a large group, watch the game at the bar or simply a cozy dinner by the fire, this space is a dream come true for both restaurateurs and patrons alike.

The property also offers a comfortable 2-bedroom, 2-bathroom living quarters, currently used as an Airbnb. This provides an excellent opportunity to generate additional income while enjoying the serenity of the Driftless Region. It's the perfect place for your guests to unwind after a day of adventure.

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For those with a passion for culinary excellence, the kitchen is designed for efficiency and functionality. Plus, there's a second "night kitchen" conveniently located behind the bar, allowing you to provide top-notch service no matter the hour.



Norwegian Hollow Hideaway offers a once-in-a-lifetime opportunity to own a piece of Driftless paradise while running a successful hospitality business. Whether you dream of becoming the area's premier event venue or maintaining a thriving restaurant, the potential is limitless.

Asking Price	\$750,000
Gross Revenue	\$637,099
Cash Flow	\$127,538
Furniture, Fixtures & Equipment	\$75,000, included in asking price
Inventory	\$15,000, not included in asking price
2022 Real Estate Taxes	\$6,932

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PROPERTY FEATURES



SQUARE FEET

Restaurant: 2,860
Apartment: 2,352
Patio: 720
Outdoor Bar: 600



LOT SIZE

Approximately 12 acres,
included in asking price



CAPACITY

Approximately 100



PARKING

60 spaces

Recently remodeled, this 5000+ square foot property is located on approximately 12 acres and features a 2 bed & 2 bath apartment with spectacular views. The restaurant is tastefully decorated and boasts two kitchen areas, an outdoor patio and a sand volleyball court with an outdoor bar. There's acres of garden space to grow and cultivate your own food in keeping up with Viroqua's vibrant farm-to-table scene.

WELL ESTABLISHED AND PROFITABLE RESTAURANT + BAR



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FLOOR PLAN

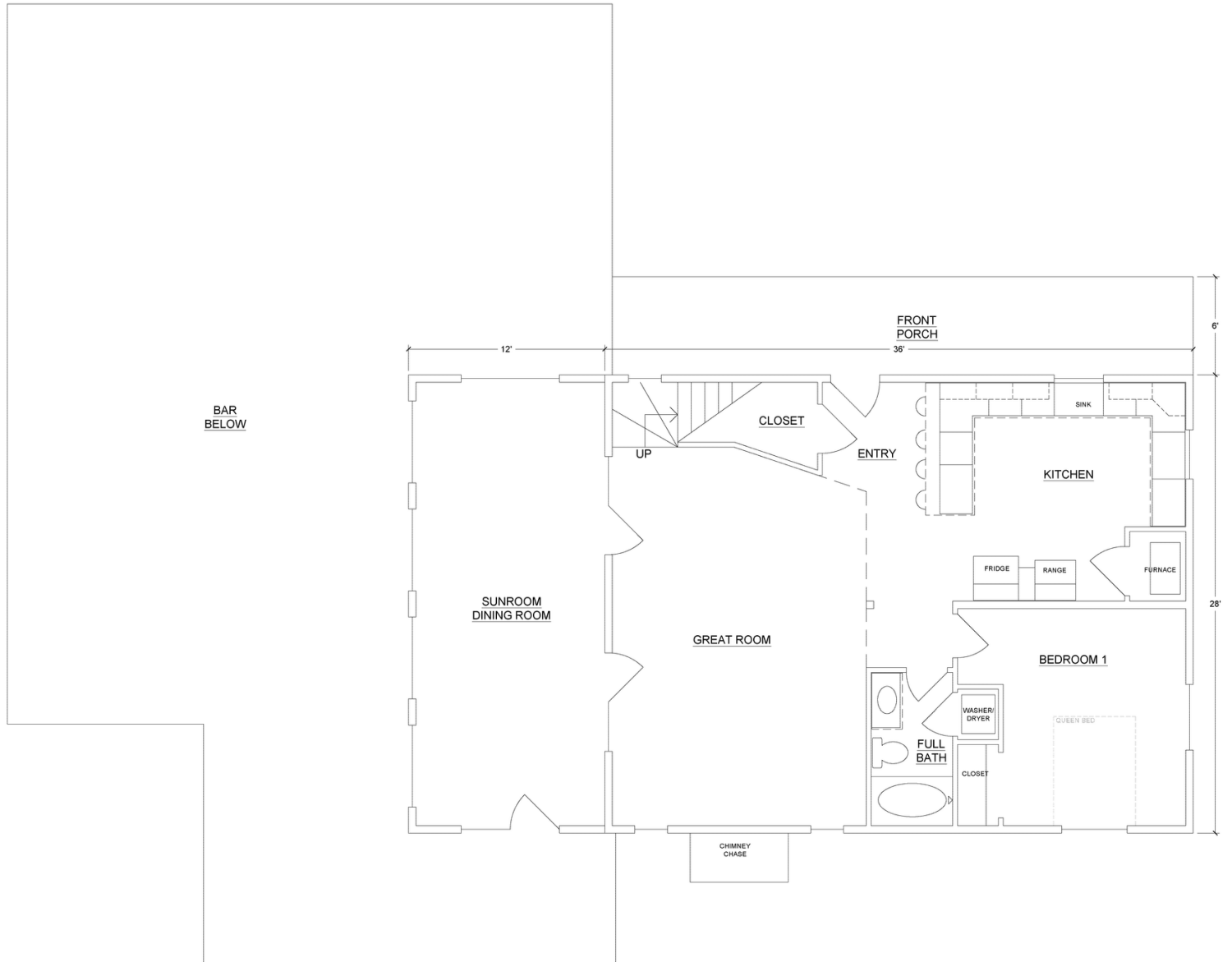
RESTAURANT & BAR



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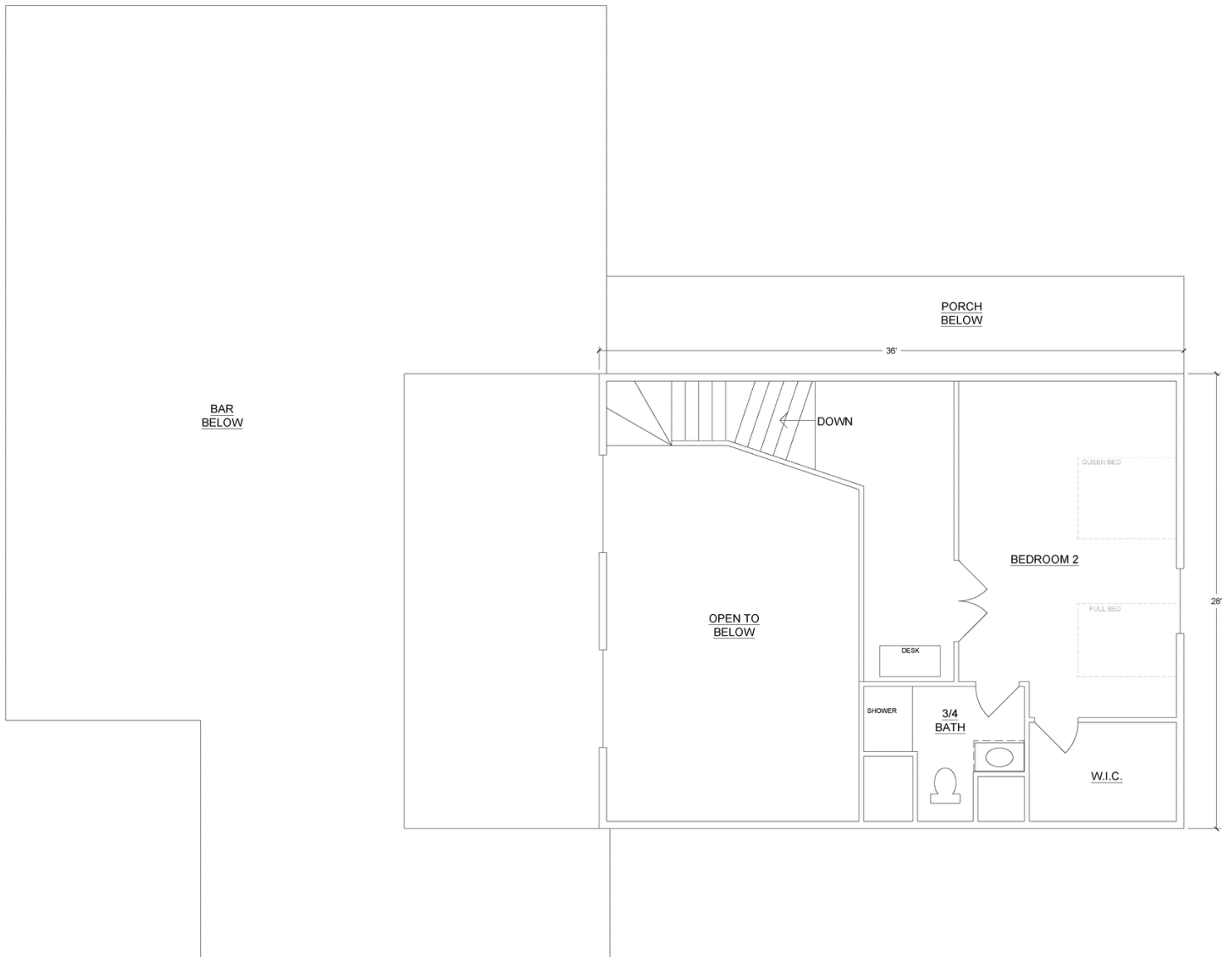
LIVING QTRS MAIN LEVEL



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FLOOR PLAN

LIVING QTRS LOFT AREA



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PHOTOS



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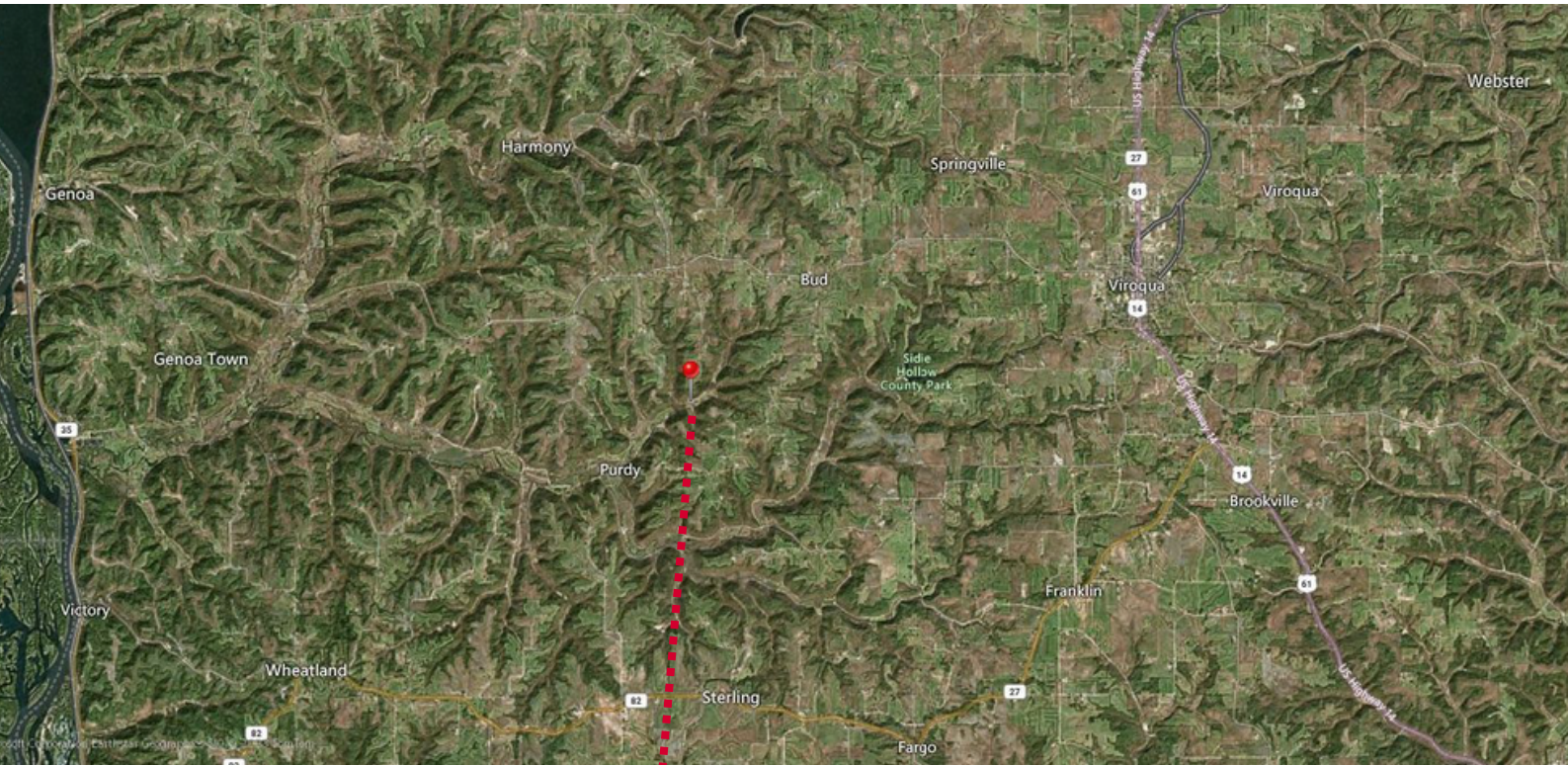


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LOCATION HIGHLIGHTS



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DEMOGRAPHICS

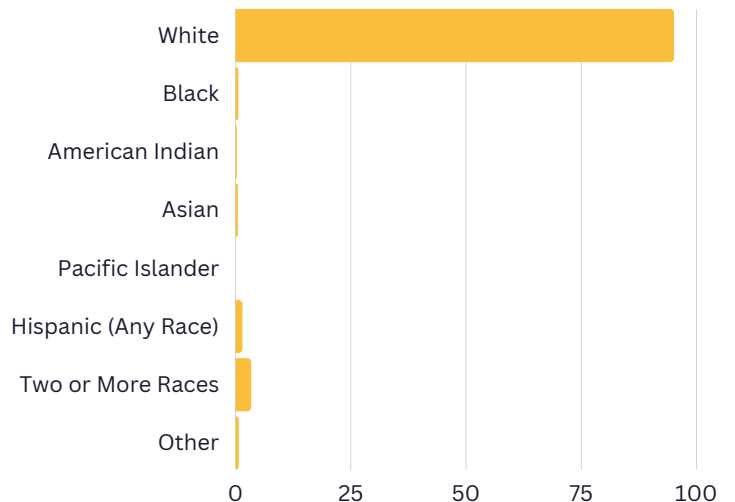
Figures prepared from esri

	5 Mile Radius	10 Mile Radius	15 Mile Radius
Population	1,258	11,770	23,876
Median Age	45.9	47.1	46.6
College or Advanced Degree	41.3%	40.1%	40.2%
Median Household Income	\$76,242	\$60,203	\$62,625
Average Household Income	\$94,681	\$82,047	\$84,243
Owner Occupied	78.0%	88.1%	86.4%
Projected Population Growth 2022-2027	0.16%	-0.22%	-0.23%

AREA BUSINESSES

Vernon Memorial Healthcare
 Bethel Home & Service
 Viroqua School District
 Maplewood Terrace Assisted Living
 Viroqua Creative Workshop
 DQ
 Creamery Creek
 Park Bowl
 Viroqua Ctr For Orthopaedic Surgery
 Gunderson Viroqua Clinic
 AmericInn
 Walmart

2022 RACE AND ETHNICITY



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AGENCY DISCLOSURE

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.