



# RESTAURANT + BAR EVENT CENTER + CAMPGROUND FOR SALE



27325 268th St Holcombe, Wisconsin 54745

**JUDI MALONE**

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# BUSINESS OVERVIEW

## HIGHLIGHTS

Eastbay Lodge is a premier lakefront property that offers a rare opportunity to own a successful and well-established business in the heart of Lake Holcombe. This property features a restaurant, bar, event center, campground, and stunning views of Lake Holcombe. Whether you are looking for an investment or just a lifestyle change, Eastbay Lodge is the perfect choice for you.



This fully renovated restaurant and bar serve delicious food and drinks to locals and visitors alike. The restaurant and dining hall can seat over 300 people with a state-of-the-art kitchen. The bar has a stunning floor to ceiling field stone fireplace and waterfront views. Outdoors you will find the tiki bar with mini kitchen, volleyball court, bean bag area, two large decks, and patios all overlooking the lake. The restaurant and bar are open year-round, generating steady income and loyal customers.

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# BUSINESS OVERVIEW

The banquet hall is a versatile space that can host up to 300 or more guests for weddings, parties, and other special events. It features a full bar, catering kitchen, separate walk-in cooler, stage, dance floor, privacy options and a sound system.



The banquet hall also has a separate entrance, dressing suites, parking lot, and restrooms separate from the restaurant and bar.



The banquet hall is available for rent throughout the year, providing additional income and business for Eastbay Lodge.



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# BUSINESS OVERVIEW

The campground is another source of revenue for Eastbay Lodge, consisting of 38 campsites that are currently sold out. The campground has water and electric hookups, lake access, and a playground. The campground is open from May to October, attracting campers who enjoy the natural beauty and recreational activities in the area.



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**Asking Price** \$1,975,000

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**Gross Revenue** \$905,545

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**Cash Flow** \$177,129

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**Furniture, Fixtures & Equipment** \$250,000, included in asking price

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**Inventory** \$25,000 estimate, not included in asking price

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**2023 Real Estate Taxes** \$11,265

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**Website** <https://www.eastbayholcombe.com>

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# PROPERTY FEATURES



## SQUARE FEET

11,640 SF



## LOT SIZE

7.5 Acres



## CAPACITY

Bar 100  
Restaurant & Hall 300



## PARKING

53 spaces

Eastbay Lodge was built in 1996 and fully renovated in 2015. They have a professional online presence including video tours and wide range of marketing materials. Two fully functioning kitchens can accommodate the restaurant and event center simultaneously. Event center has a separate entrance, parking lot and restrooms from the main bar. Weddings, corporate events, and benefits are a specialty at Eastbay Lodge.

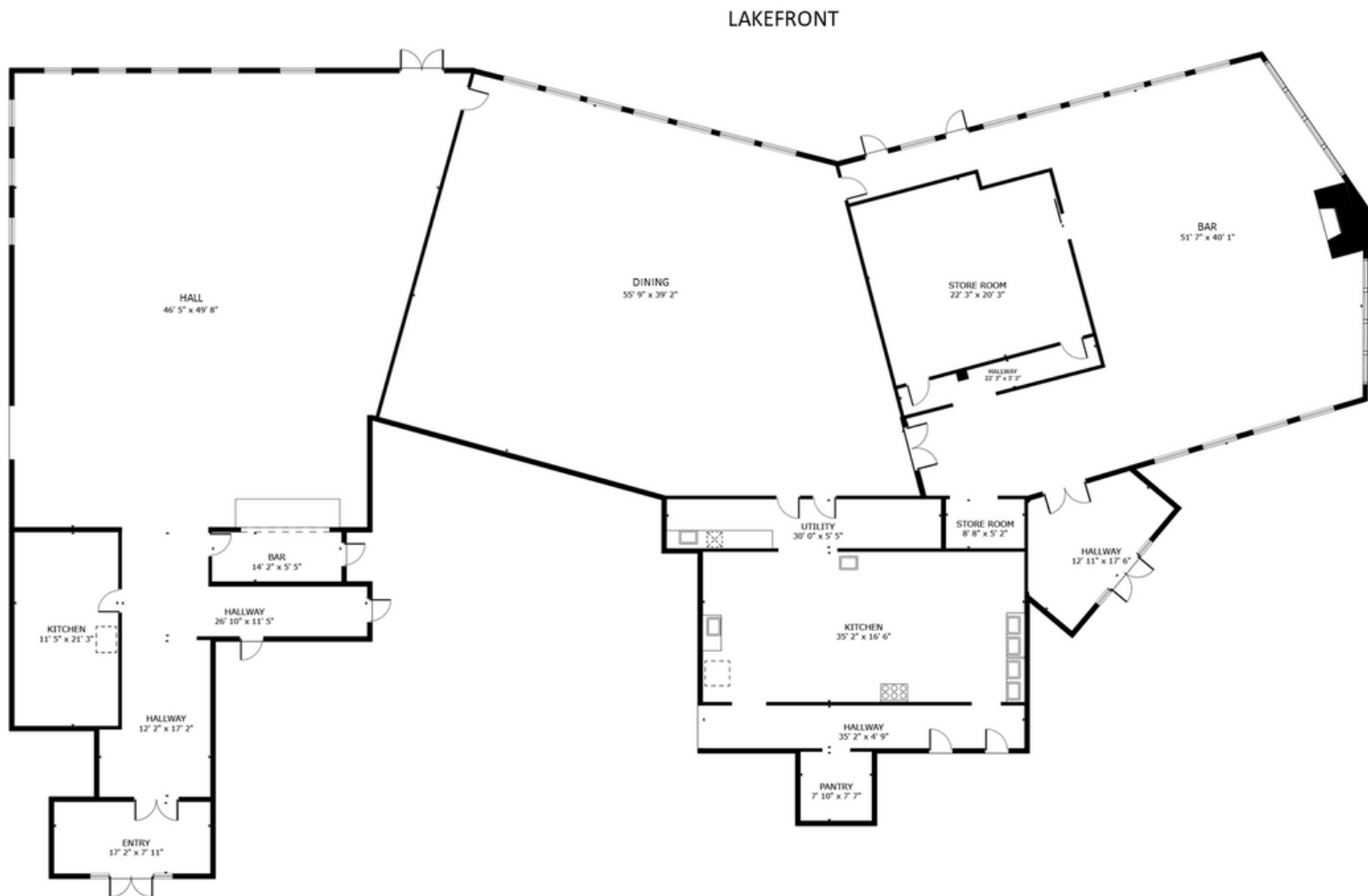
## PREMIER LAKEFRONT RESTAURANT + BAR + EVENT CENTER



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# FLOOR PLAN

Eastbay Lodge



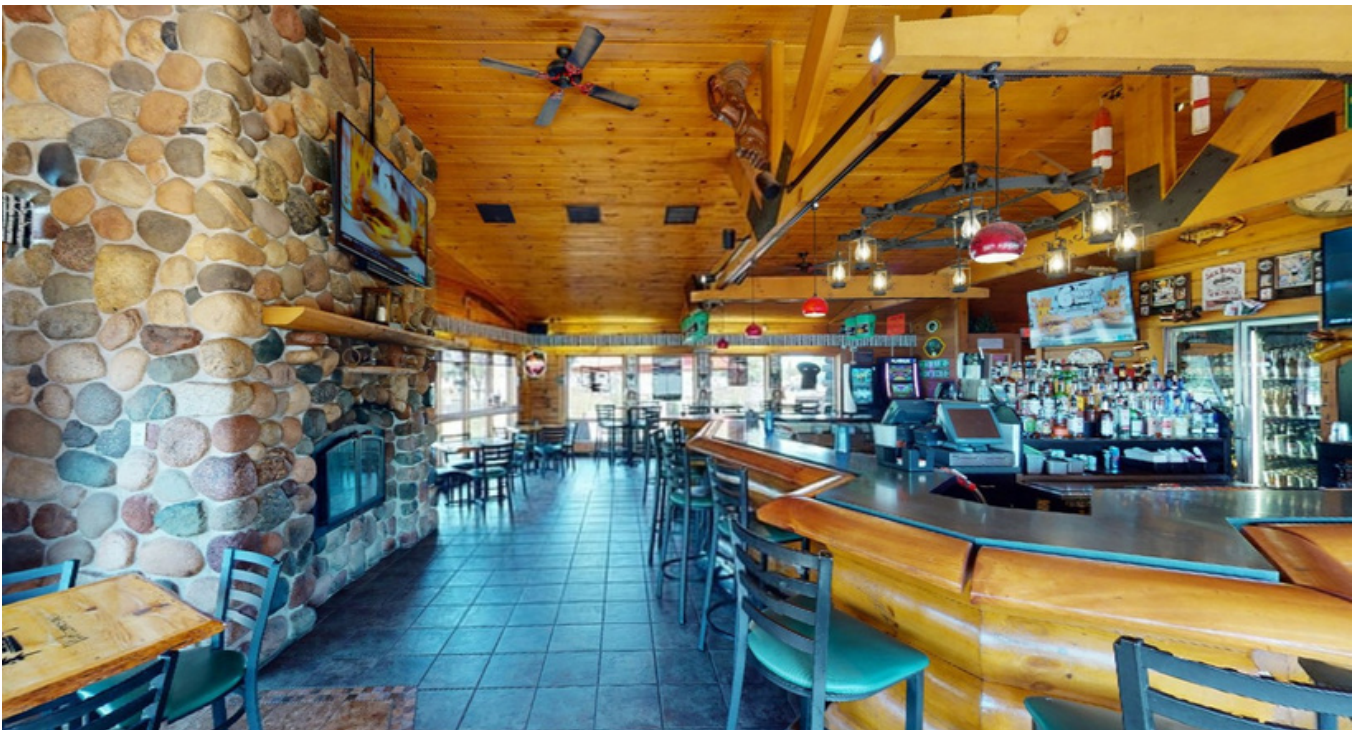
## FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE.  
ACTUAL MAY VARY.

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# PHOTOS



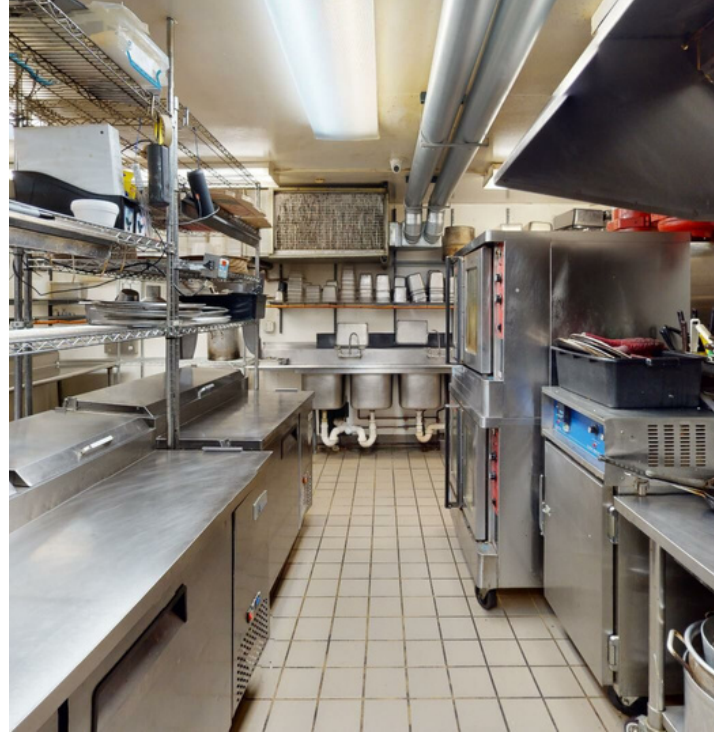
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# PHOTOS



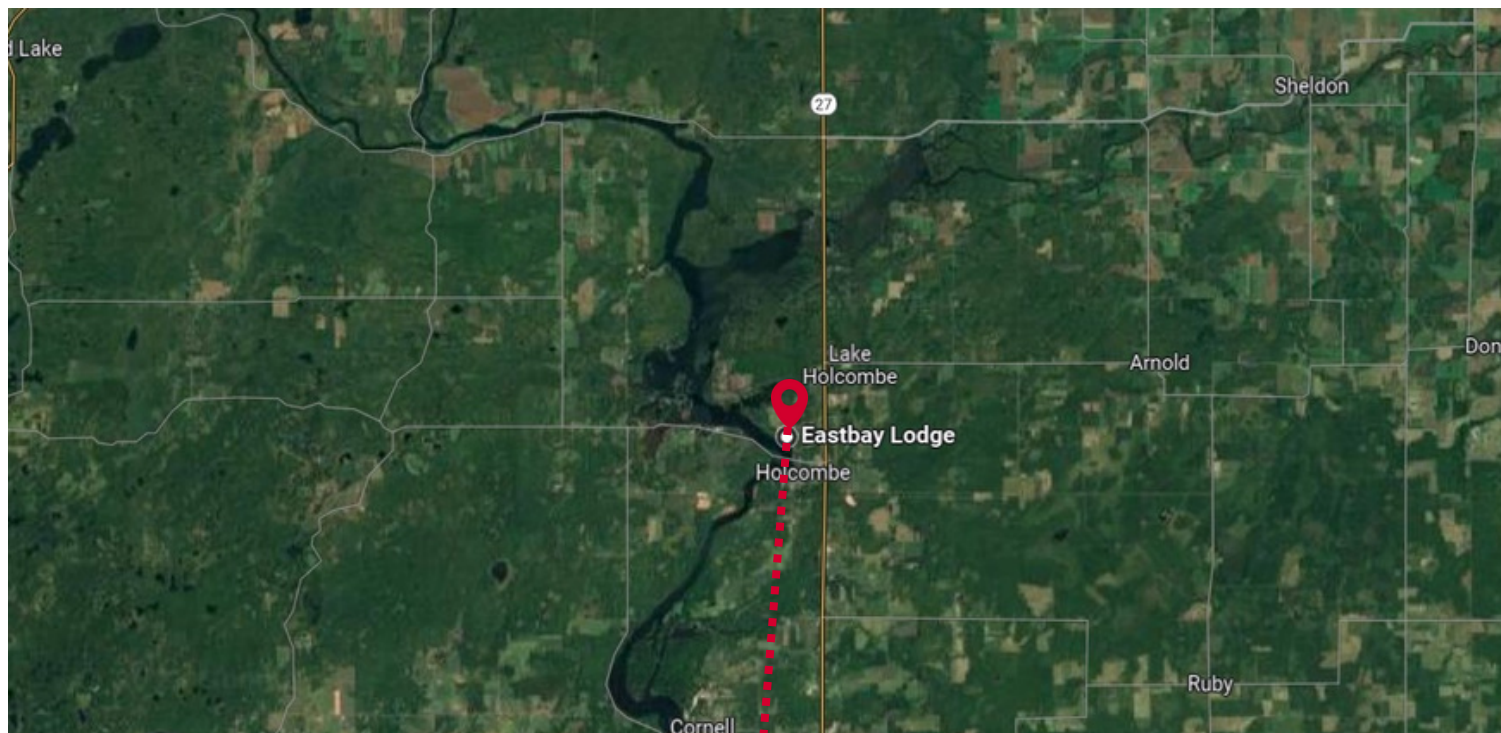
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# LOCATION HIGHLIGHTS



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# DEMOGRAPHICS

Figures prepared from esri

	5 Mile Radius	10 Mile Radius	15 Mile Radius
<b>Population</b>	2,943	6,177	12,014
<b>Median Age</b>	51	48	47
<b>College or Advanced Degree</b>	47%	47%	48%
<b>Median Household Income</b>	\$53,005	\$53,975	\$55,381
<b>Average Household Income</b>	\$70,736	\$73,364	\$76,103
<b>Owner Occupied</b>	69%	70%	71%
<b>Projected Population Growth 2022–2027</b>	.08%	.08%	.13%

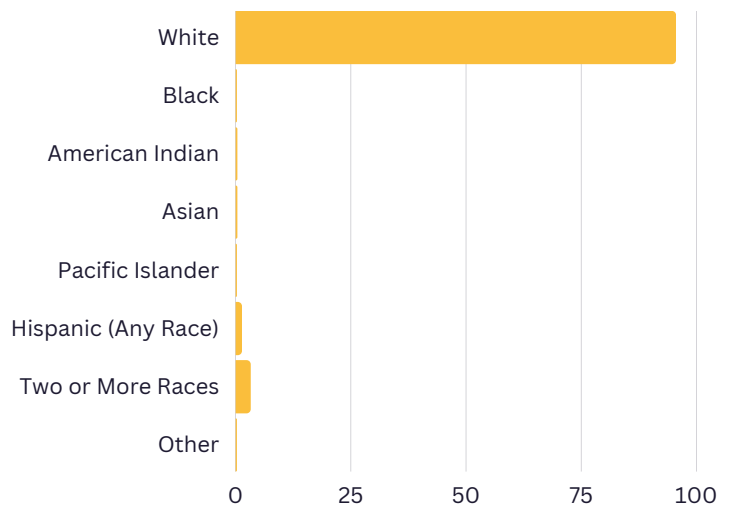


## AREA BUSINESSES

Key Care Transportation  
 Magic Salons & Tannery  
 United Methodist Church  
 USPS  
 Holcombe Town Garage  
 Electric Charging Station  
 River Country Coop  
 Paradise Shores  
 Lake Holcombe Marina  
 Ted's Timberlodge  
 Sauerwien Masonry, Inc.  
 Pine Campground



## 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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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.