



PBR'S LOUNGE AROUND FOR SALE



137 S. Medford, WI 54451

JUDI MALONE

Associate Broker

715-828-0493

judi@hscbrokers.com



BUSINESS OVERVIEW

HIGHLIGHTS

Classic Downtown Bar with Living Quarters!
PBR's Lounge Around Tavern is a well-established bar on Main St in downtown Medford, WI.

Proudly serving Pabst Blue Ribbon and margaritas on tap, great drinks, burgers, & other bar bites.



Located right in the heart of downtown, and a stone's throw from Taylor County's Snowmobile and ATV Rail Trail, this hometown bar attracts many customers who enjoy outdoor recreation as well as loyal regulars and friendly clientele. They are a proud, long standing member of the Tavern League of WI

The best part of this bar is that you can live upstairs or rent out the living quarters for extra income. The living quarters have three bedrooms, a full bathroom, a kitchen, a living room, and a laundry room. The living quarters are separate from the bar and have their own entrance.

PBR Lounge is a turn-key business that comes with all the equipment and furniture. The current owner is retiring and willing to train the new owner. The asking price is \$235,000, including real estate.

Don't miss this chance to own a piece of old town Medford and be your own boss!

There is growth potential for someone who wants to expand operation hours.

Current hours are: Closed Mon/Tues, open Wed-Fri 11 am – bar close, Sat 1 pm- bar close, Sun – only during Packer games.

137 S. Main St Medford, WI 54451

BUSINESS OVERVIEW

HIGHLIGHTS

PBR's Lounge Around is clean and well maintained, with many upgrades in the last 10 years.

It features a main floor with a classic bar area, pool table, gaming, small private party space, and plenty of old-world charm throughout. It also has easy access to a large basement and storage area.



Asking Price	\$226,900
Living Quarters Potential Rent	\$1,000-\$1,200 Monthly
Furniture, Fixtures & Equipment	\$45,000
Inventory	\$8,000 Not included in asking price
2022 Real Estate Taxes	\$1,279

137 S. Main St Medford, WI 54451

PROPERTY FEATURES



SQUARE FEET

Main Floor: 1,400 est.
Apartment: 1,400 est.



ZONING

G2-Commerical



CAPACITY

Approximately 50



PARKING

On street & 5 off street stalls

Building upgrade history:

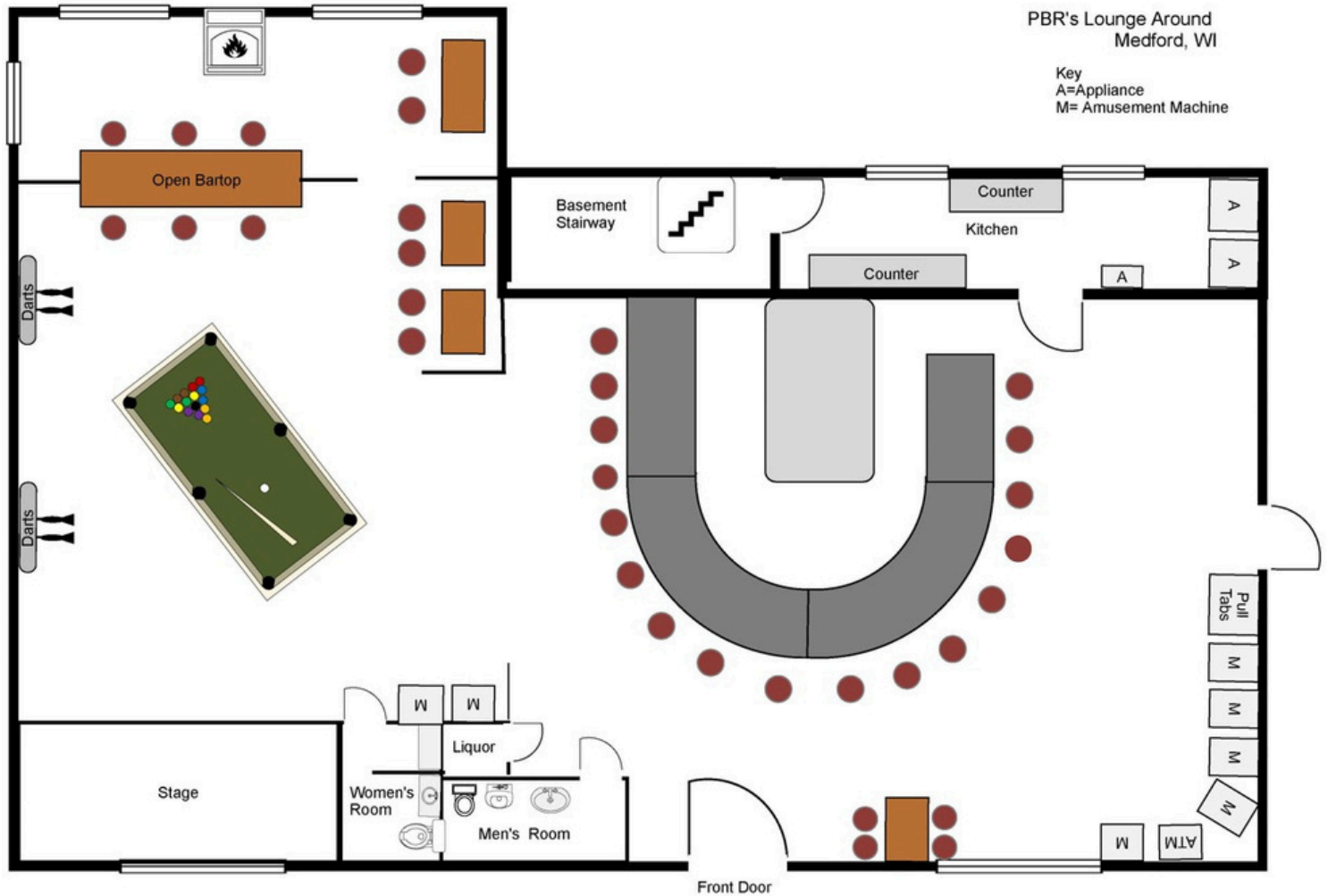
Roof: 2015, exterior front remodel, 2017, exterior doors and HVAC 2018, back room in bar 2018, upstairs bathroom full remodel 2018. Total remodel cost: \$61,300

CLASSIC DOWNTOWN BAR & LIVING QUARTERS



137 S. Main St Medford, WI 54451

FLOOR PLAN



*Measurements are only estimates

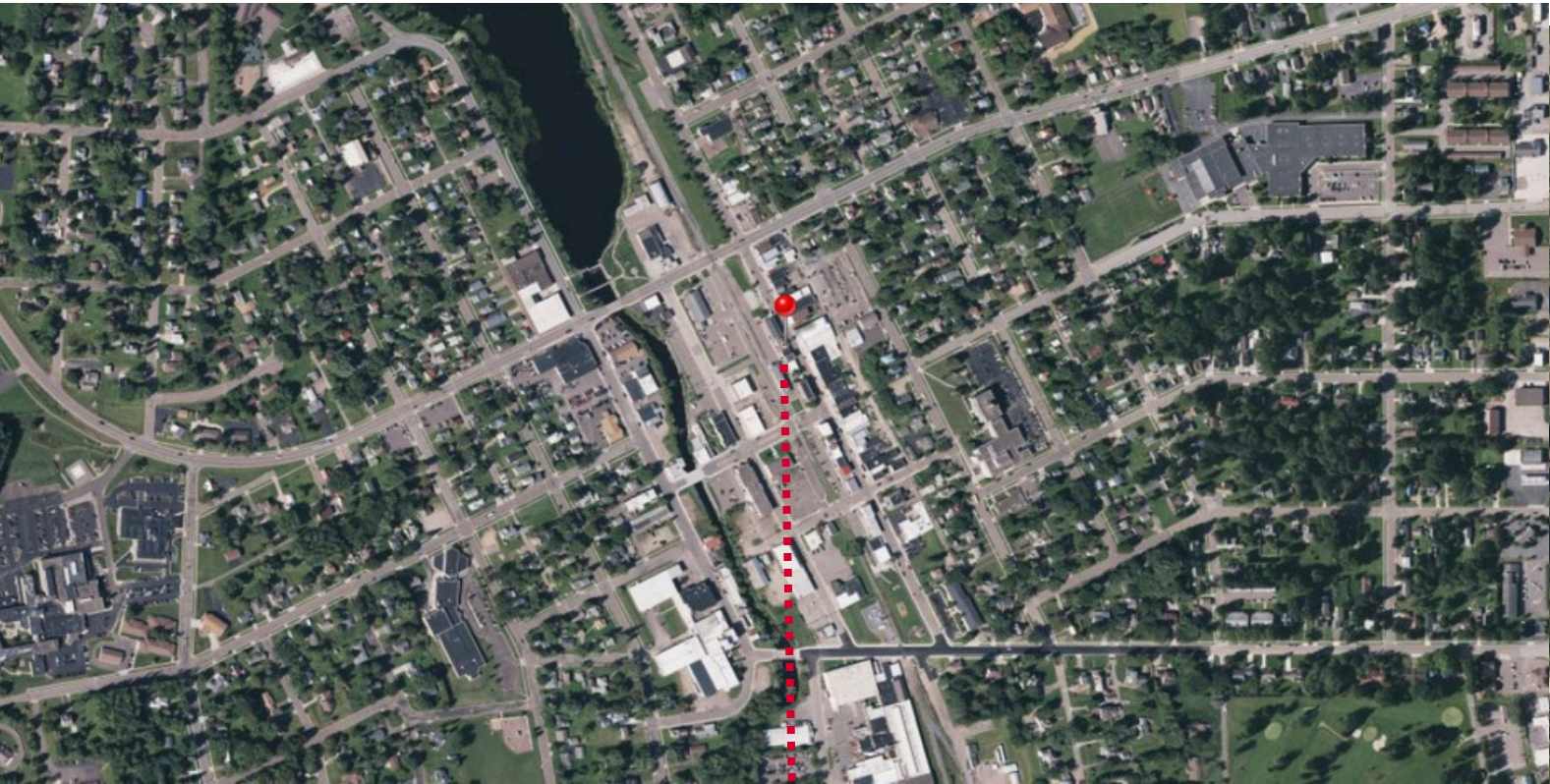
137 S. Main St Medford, WI 54451

PHOTOS



137 S. Main St Medford, WI 54451

LOCATION HIGHLIGHTS



137 S. Main St Medford, WI 54451

DEMOGRAPHICS

Figures prepared from esri



TRAFFIC COUNT: 1,000 Vehicles per day

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	3,908	6,130	8,344
Median Age	43	43	43
College or Advanced Degree	49%	50%	49%
Median Household Income	\$52,770	\$57,895	\$60,281
Average Household Income	\$78,293	\$82,904	\$84,236
Owner Occupied	58%	63%	66%
Projected Population Growth 2022-2027	.55%	.53%	.49%

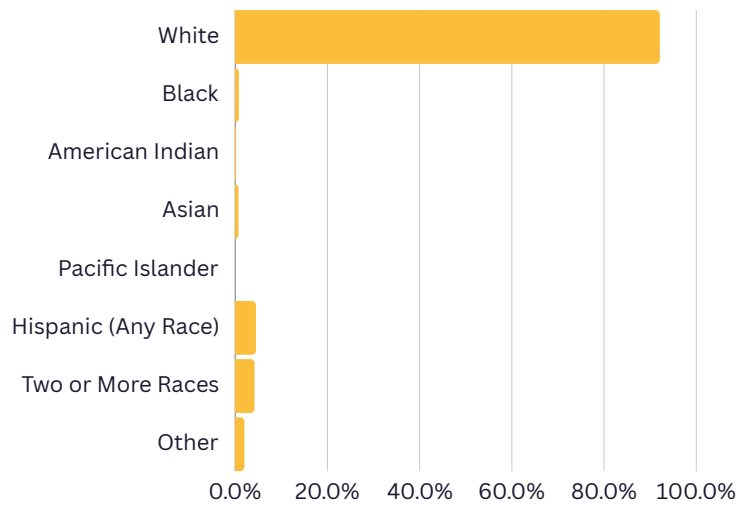


AREA BUSINESSES

Medford Health Mart Pharmacy
Medford Area School District
State Street Wealth Management
Ackeret Appliance and TV
Krug Law Office
Central WI Auto Parts
The Attic
Twist'd Wrench Auto Works
Star News
Medford Taxi
Huey's Hideaway Children's Musuem
Taylor County Courthouse



2022 RACE AND ETHNICITY



137 S. Main St Medford, WI 54451

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.

Copyright © 2016 by Wisconsin REALTORS Association

Drafted by Attorney Debra Peterson Conrad ®

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.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.