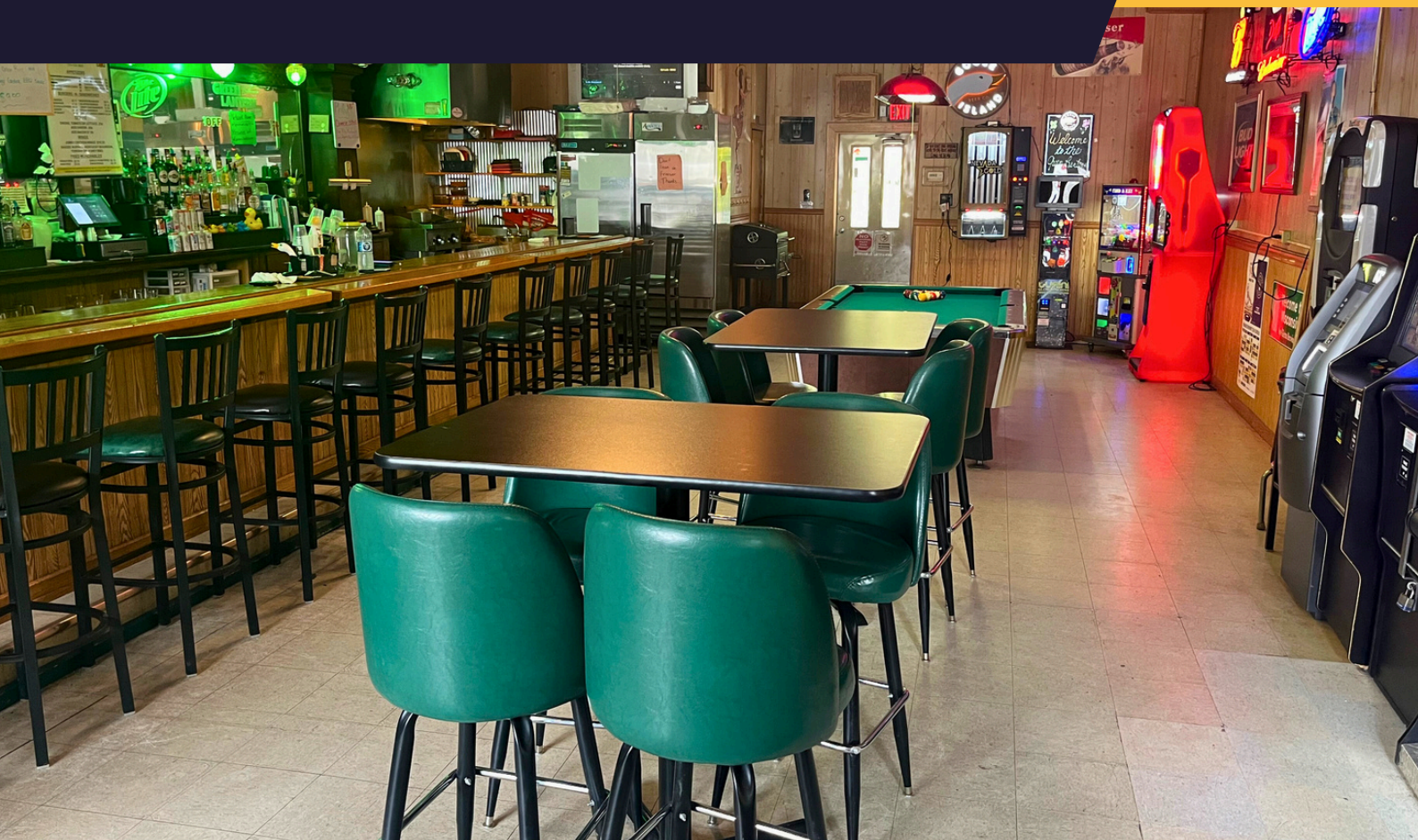


GREEN LANTERN FOR SALE



231 West 7th Street, Neillsville, Wisconsin 54456

RICK GUNTZEL
ASSOCIATE BROKER
612.889.8100
RICK@HSCBROKERS.COM



BUSINESS OVERVIEW

HIGHLIGHTS

A charming small-town bar located in the heart of Neillsville, Wisconsin. This inviting establishment features a cozy kitchen area conveniently situated behind the bar, perfect for preparing quick bites and snacks for patrons. With seating for up to 50 guests, the bar offers an intimate atmosphere ideal for

community gatherings and social events. It's a beloved spot frequented by locals, ensuring a steady stream of regular customers. The sale presents a fantastic opportunity for a hands-on owner to continue the tradition of this well-loved establishment, fostering a welcoming environment and becoming an integral part of the Neillsville community. Don't miss the chance to own a piece of small-town charm with this turnkey bar.



Asking Price	\$99,900
2023 Est. Fair Market Value	\$86,500 (Building only)
Furniture, Fixtures & Equipment	\$20,000, included in asking price
Inventory	\$10,000, not included in asking price
2023 Real Estate Taxes	\$1,706

231 West 7th Street, Neillsville, Wisconsin 54456

PROPERTY FEATURES



SQUARE FEET

Bar: 1,150



LOT SIZE

0.06 Acres,
included in asking price



CAPACITY

Approximately 50

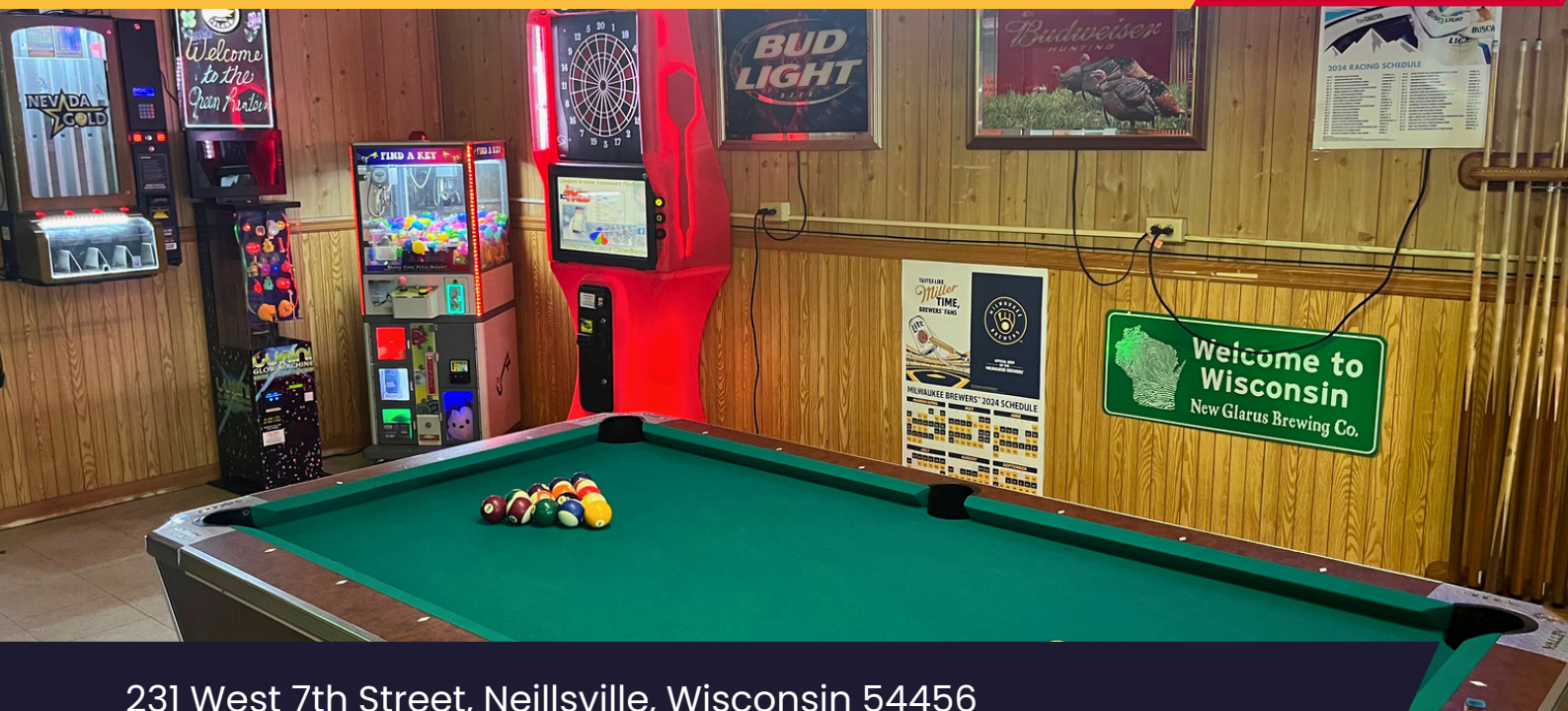


PARKING

Street Parking

The main floor spans 1,150 square feet, providing ample space for customers to relax and enjoy the amenities, which include a pool table, dart machine, and several flat-screen TVs for entertainment. This bar has a full basement, offering additional storage and operational space, enhancing the functionality for an owner-operator.

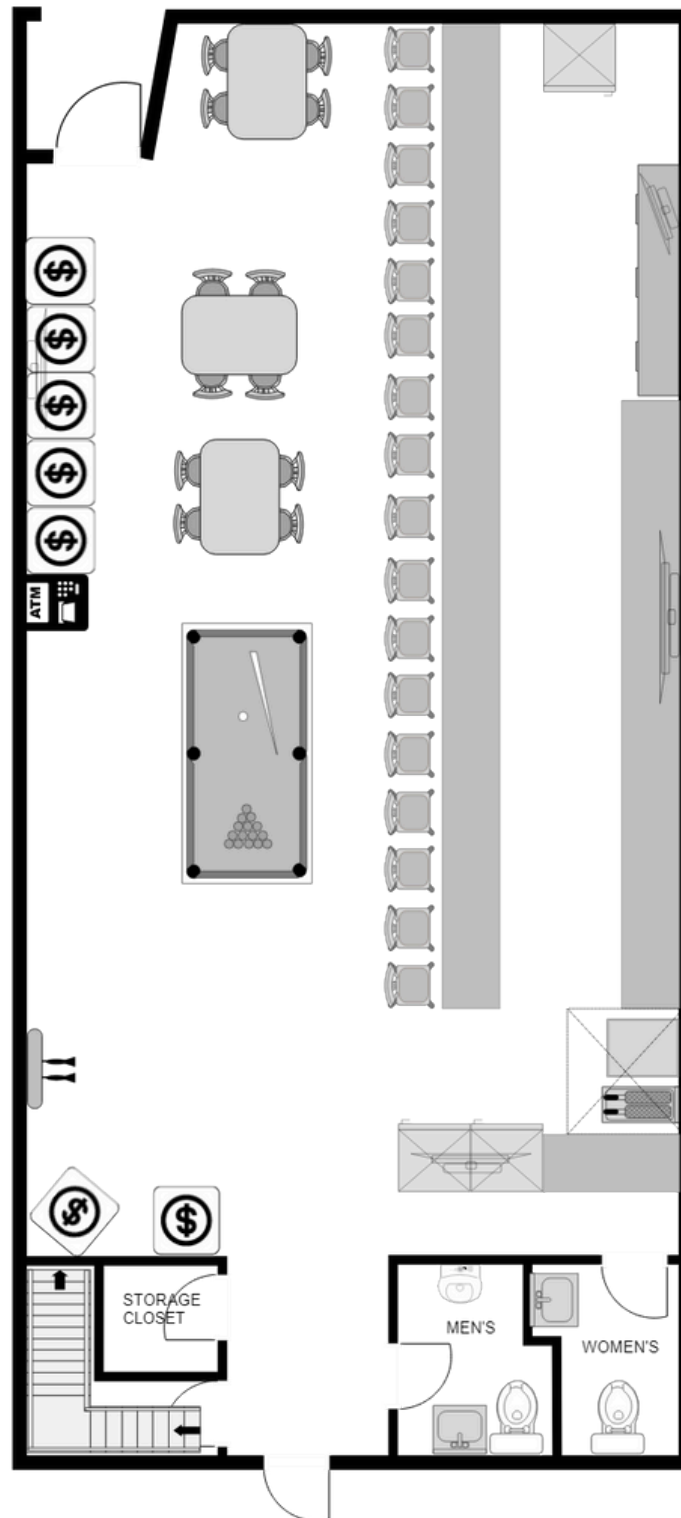
WELL ESTABLISHED AND PROFITABLE BAR + RESTAURANT



231 West 7th Street, Neillsville, Wisconsin 54456

FLOOR PLAN

Main Level

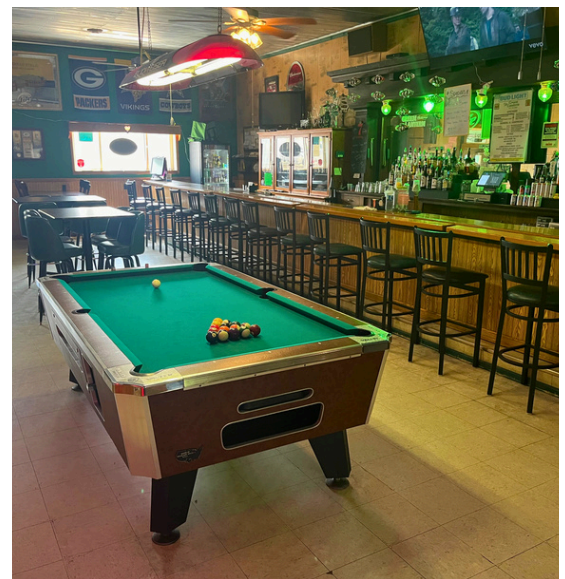


231 West 7th Street, Neillsville, Wisconsin 54456

PHOTOS



BUD LIGHT	
The Green Lantern	
715-743-3663	
APPETIZERS	
WISCONSIN NEARLY NAKED CURDS	\$6
BROCCOLI CHEDDAR BITES	\$6
BACON WRAPPED CHEESE CURDS	\$8
MINI CORN DOGS	\$5
JALAPENO POPPERS	\$6
FRIED MUSHROOMS	\$6
CHICKEN TENDERS(5)	\$6
MINI PORK EGG ROLLS	\$6
MINI TACOS	\$6
BURGERS - N - SANDWICHES	
* BASIC BURGER	\$6.75
* CHEESEBURGER	\$7.25
* BACON CHEESEBURGER	\$8.25
FISH BURGER	\$7.25
SHRIMP BASKET	\$7.50
* MUSHROOM BURGER	\$8.25
* JALAPENO BURGER	\$8.25
CRISPY CHIX SANDWICH	\$7.50
* STEAK SANDWICH	\$10.00
GRILLED CHEESE SAMICH	\$4.50
EXTRAS	
ONIONS, TOMATO OR LETTUCE	.25¢
ADD CHEESE	.50¢
ADD BACON	\$1.00
WINGS	
JUMBO CHICKEN WINGS	\$10.00
SAUCES: BUFFALO, KENTUCKY BOURBON, TERIYAKI OR HONEY BBQ	
FRIED MUNCHABLES	
FRENCH FRIES	\$2.75
PARM FRIES	\$3.25
GARLIC PARM FRIES	\$3.75
ONION RINGS	\$3.75



231 West 7th Street, Neillsville, Wisconsin 54456

This aerial map shows the Neillsville, Indiana area. The Black River flows through the center of the map. Major roads include US Highway 10W Division St running horizontally across the bottom, and several vertical roads like Grand Ave and Division St. A red dashed line runs vertically along the right bank of the Black River, indicating a proposed project area. Various local streets are labeled, including W 1st St, W 2nd St, W 3rd St, W 4th St, W 5th St, W 6th St, W 7th St, W 8th St, W 9th St, W 10th St, W 11th St, W 12th St, W 13th St, W 14th St, W 15th St, W 16th St, W 17th St, W 18th St, W 19th St, W 20th St, W 21st St, W 22nd St, W 23rd St, W 24th St, W 25th St, W 26th St, W 27th St, W 28th St, W 29th St, W 30th St, W 31st St, W 32nd St, W 33rd St, W 34th St, W 35th St, W 36th St, W 37th St, W 38th St, W 39th St, W 40th St, W 41st St, W 42nd St, W 43rd St, W 44th St, W 45th St, W 46th St, W 47th St, W 48th St, W 49th St, W 50th St, W 51st St, W 52nd St, W 53rd St, W 54th St, W 55th St, W 56th St, W 57th St, W 58th St, W 59th St, W 60th St, W 61st St, W 62nd St, W 63rd St, W 64th St, W 65th St, W 66th St, W 67th St, W 68th St, W 69th St, W 70th St, W 71st St, W 72nd St, W 73rd St, W 74th St, W 75th St, W 76th St, W 77th St, W 78th St, W 79th St, W 80th St, W 81st St, W 82nd St, W 83rd St, W 84th St, W 85th St, W 86th St, W 87th St, W 88th 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100 Bridge Avenue East, PO Box 739, Delano, MN 55328
763-972-9077 | www.hscbrokers.com

DEMOGRAPHICS

Figures prepared from esri



TRAFFIC COUNT: 550 vehicles per day

	5 Mile Radius	10 Mile Radius	15 Mile Radius
Population	4,296	7,866	16,085
Median Age	44.6	43.8	41.9
College or Advanced Degree	31.7%	29.7%	28.4%
Median Household Income	\$61,850	\$63,403	\$64,242
Average Household Income	\$77,937	\$80,942	\$82,108
Owner Occupied	66.0%	64.4%	65.4%
Projected Population Growth 2022-2027	-0.60%	-0.50%	-0.38%

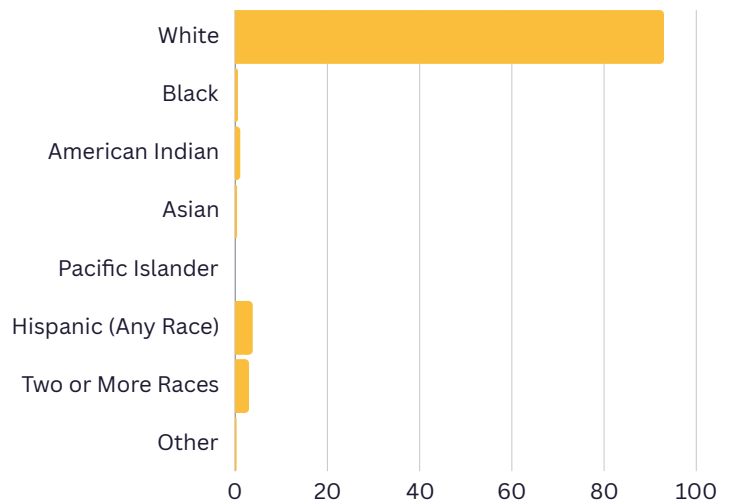


AREA BUSINESSES

Brickyard Bar & Restaurant
Verizon
U-Haul
Gross Chrysler-Dodge-Jeep-Ram
Drippy Creek Saloon
Rooster Bar & Grill
Hansen's IGA
Dollar Tree
King House Chinese Restaurant
Clark County Government Offices
Kwik Trip
Gross Motors-Chevrolet



2022 RACE AND ETHNICITY



231 West 7th Street, Neillsville, Wisconsin 54456

AGENCY DISCLOSURE

Page 1 of 2

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.