

# PBR'S LOUNGE AROUND FOR SALE



137 South Main Street, Medford, Wisconsin 54451

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# BUSINESS OVERVIEW

## HIGHLIGHTS

PBR's Lounge Around tavern is more than just a bar – it's a chance to own a piece of a small-town USA while stepping into a turnkey business with rental income.

Whether it's a cold PBR, a margarita on tap, or a juicy burger, this spot delivers the kind of comfort and camaraderie that keeps people coming back.



Located in the heart of downtown, and directly on Taylor County's Snowmobile and ATV Rail Trail, this hometown favorite draws a steady stream of outdoor enthusiasts, loyal regulars, and friendly faces.

One of the added features of this property is the spacious upstairs apartment. The unit has three bedrooms, a full bath, kitchen, living room, and laundry area – all with a private entrance. The living quarters offer flexibility for owner occupancy or rental income. Whether you're looking to live above the bar or continue receiving the current rental income, the setup is ready to go.

The sale includes all bar equipment, furnishings, and several vending machines – making this a true turnkey opportunity. The current owner is retiring and happy to provide training and transition support to help the next owner hit the ground running.

With limited current hours – there's ample room to expand operations, host events, and tap into everyday traffic from nearby trail users, local customers, and downtown shoppers.

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The additional four-season room with natural light provides a cozy lounge, private space or overflow seating. Perfect spot for game day football.

Behind the bar, a compact prep kitchen/kitchenette makes it easy to serve up crowd favorites like burgers, chili, and bar bites. Without the overhead of a full kitchen crew, it's perfect for operators who want to keep labor costs low and margins high.



<b>Asking Price</b>	\$219,900
<b>Living Quarters/Rental Income</b>	\$850 Monthly
<b>Furniture, Fixtures &amp; Equipment</b>	\$40,000, included in asking price
<b>Inventory</b>	\$8,000, not included in asking price
<b>2024 Real Estate Taxes</b>	\$1,414

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# PROPERTY FEATURES



## SQUARE FEET

Main Floor: 1,400 estimated  
Apartment: 1,400 estimated



## ZONING

G2-Commerical



## CAPACITY

Approximately 50



## PARKING

On street parking &  
5 off street stalls

## BUILDING UPGRADE HISTORY

Total remodeling costs: \$61,300

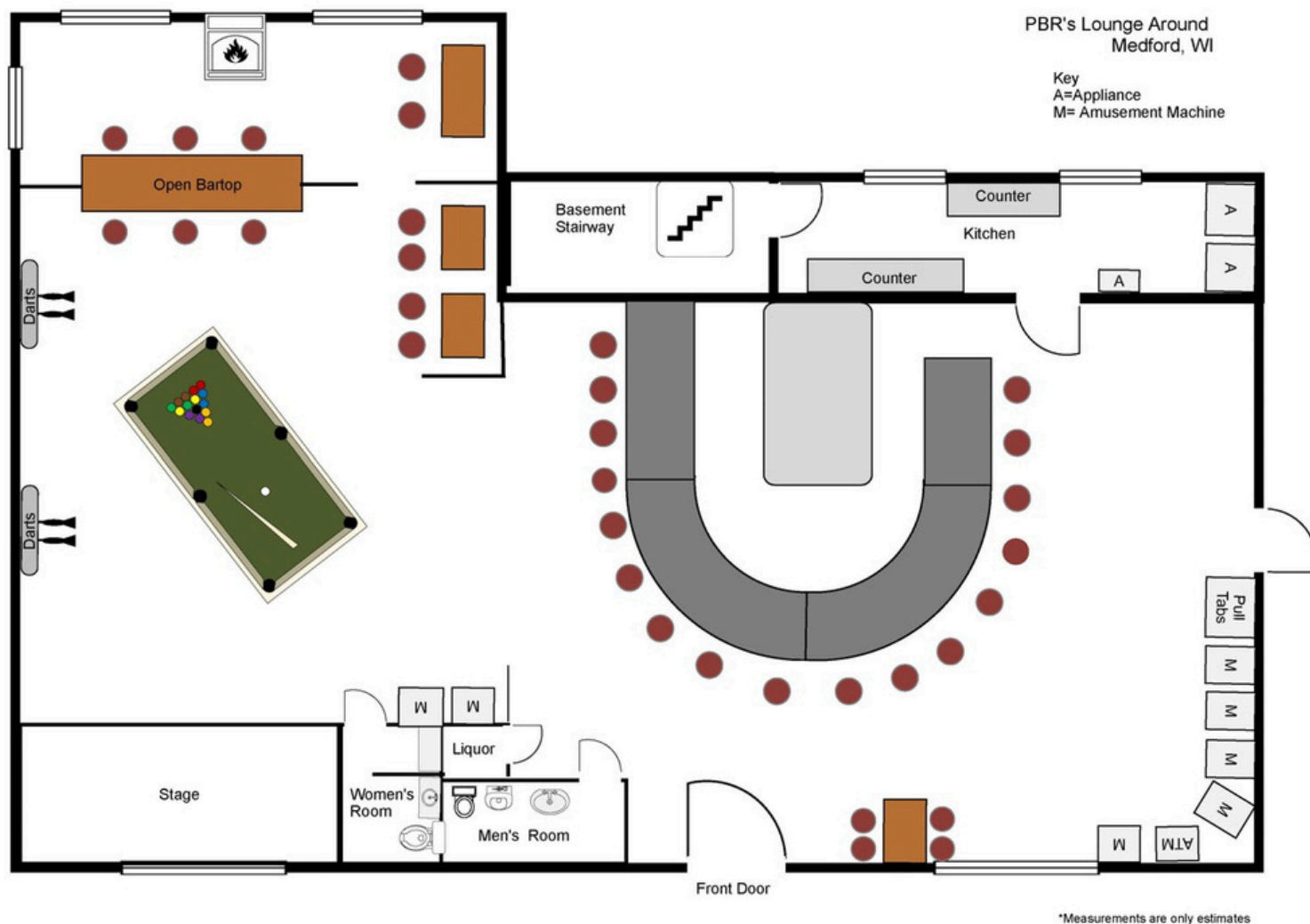
- 2015 - Roof
- 2017 - Exterior Front Remodel
- 2018 - Exterior doors and HVAC, four-season room, upstairs bathroom full remodel, plus more

## ICONIC DOWNTOWN BAR & THREE BEDROOM APARTMENT



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# FLOOR PLAN



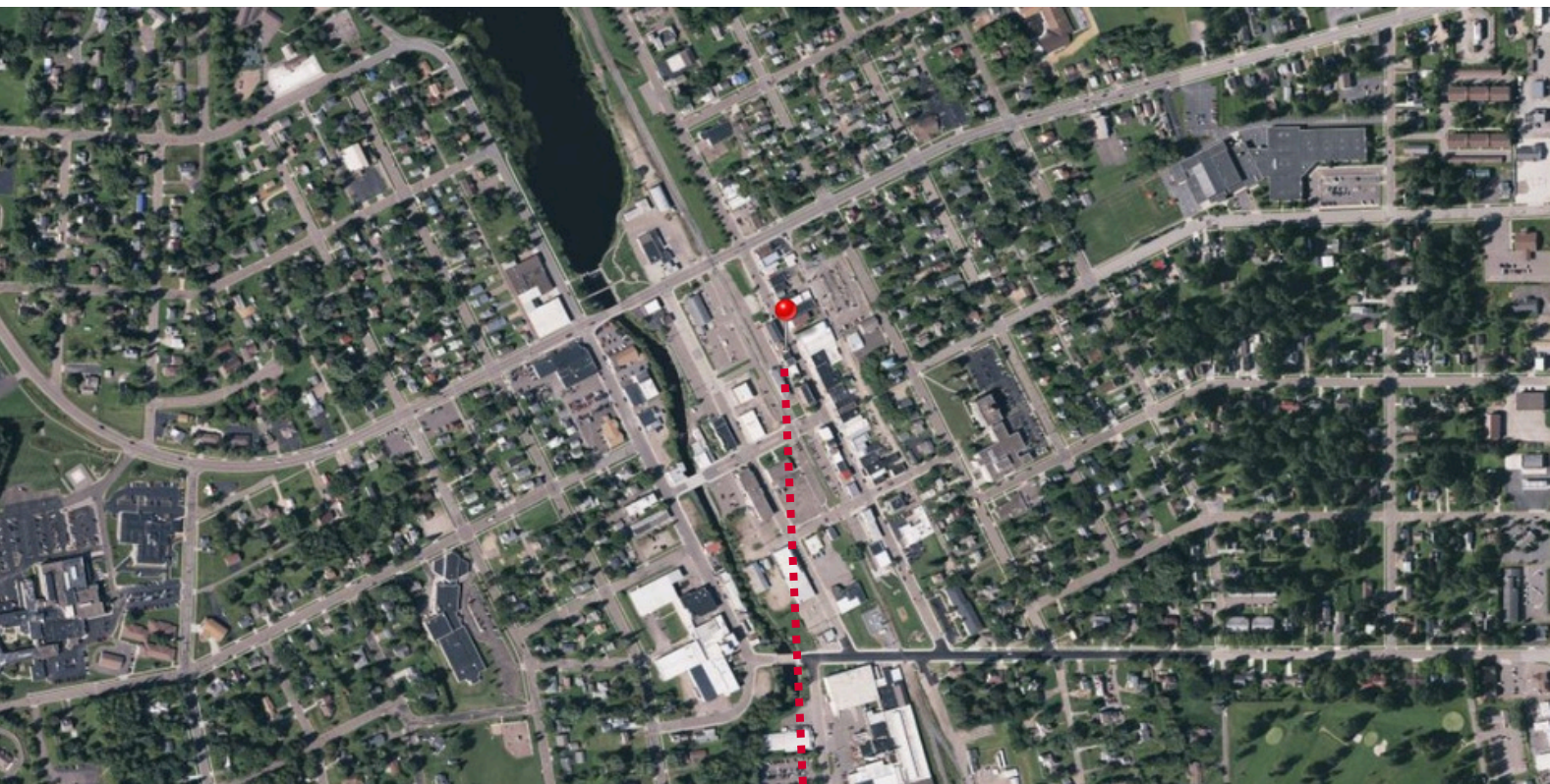
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# PHOTOS



137 South Main Street, Medford, Wisconsin 54451

# LOCATION HIGHLIGHTS



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# DEMOGRAPHICS

Figures prepared from esri



**TRAFFIC COUNT:** 1,000 Vehicles per day

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

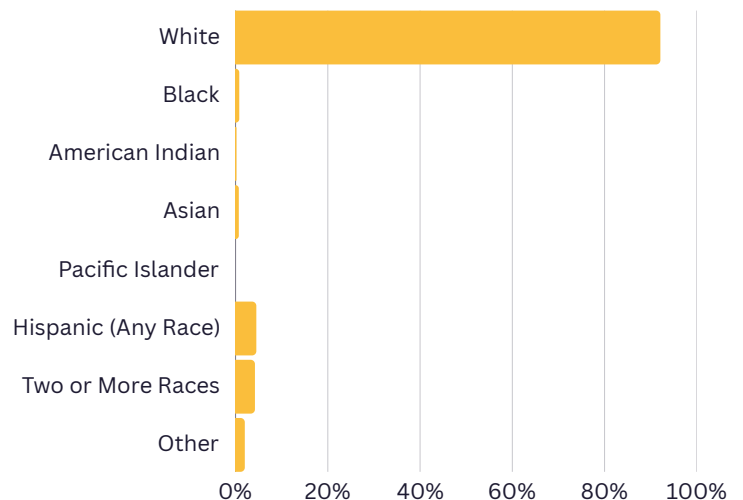


## AREA BUSINESSES

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



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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.