

GREEN OWL CAFE FOR SALE



1970 Atwood Avenue, Madison, Wisconsin 53704

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Sales Executive

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BUSINESS OVERVIEW

HIGHLIGHTS

Very profitable and highly popular, The Green Owl Café is Madison's longest-running fully vegetarian and vegan restaurant, proudly serving the community since 2009. Located in the heart of the Schenk's Corners neighborhood, the café benefits from a lively, arts-driven east-side corridor with strong foot traffic and neighborhood loyalty. The restaurant offers a cozy, casual dining experience with efficient counter service, a full bar featuring local beers and spirits, and a seasonal patio. Consistently ranked among Madison's highest-rated casual restaurants, this restaurant is a cornerstone of the city's vibrant plant-based dining scene. Its walkable location—surrounded by apartments and single-family homes—supports steady, repeat business. This business is ideal for a seasoned or emerging restaurateur looking to build on a well-established brand, loyal customer base, and strong neighborhood presence.



Asking Price \$239,000

Gross Revenue \$1,100,000

Cash Flow Available with Signed Non-Disclosure Agreement

Furniture, Fixtures & Equipment \$45,000, included in asking price

Inventory \$18,000, not included in asking price

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PROPERTY FEATURES



SQUARE FEET

Restaurant: 1,464
Basement: 754



CAPACITY

30 Guests



REAL ESTATE

2,800 square feet of leased space



PARKING

Ample Street Parking

Cozy and eclectic, the first floor features a well-appointed prep area and full kitchen, thoughtfully designed to support both the popular dine-in menu and a high volume of take-out and pick-up orders. During warmer months, an inviting outdoor area extends the space. The basement provides exceptional back-of-house functionality, including ample dry storage, a large walk-in cooler, and dedicated space for mechanicals. This well-balanced layout supports smooth service, operational flexibility, and continued growth.

HIGHLY RATED PLANT-BASED RESTAURANT IN PRIME LOCATION



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**BUSINESS
BROKERS**

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PHOTOS



1970 Atwood Avenue, Madison, Wisconsin 53704

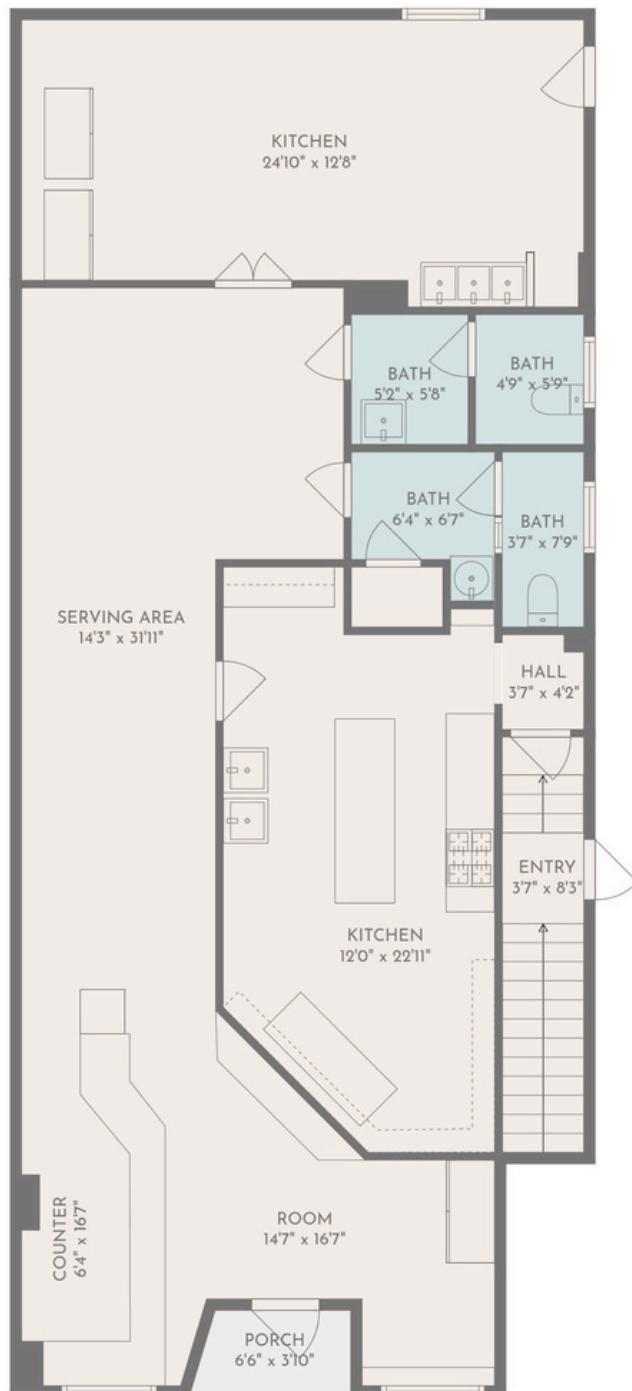
PHOTOS



1970 Atwood Avenue, Madison, Wisconsin 53704

FLOOR PLAN

Restaurant



TOTAL: 1464 sq. ft

BELOW GRADE: 139 sq. ft, 1st floor: 1325 sq. ft

EXCLUDED AREAS: HALL: 27 sq. ft, STORAGE: 194 sq. ft, UTILITY: 250 sq. ft,
BASEMENT: 754 sq. ft, PORCH: 25 sq. ft, WALLS: 163 sq. ft

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FLOOR PLAN

Basement



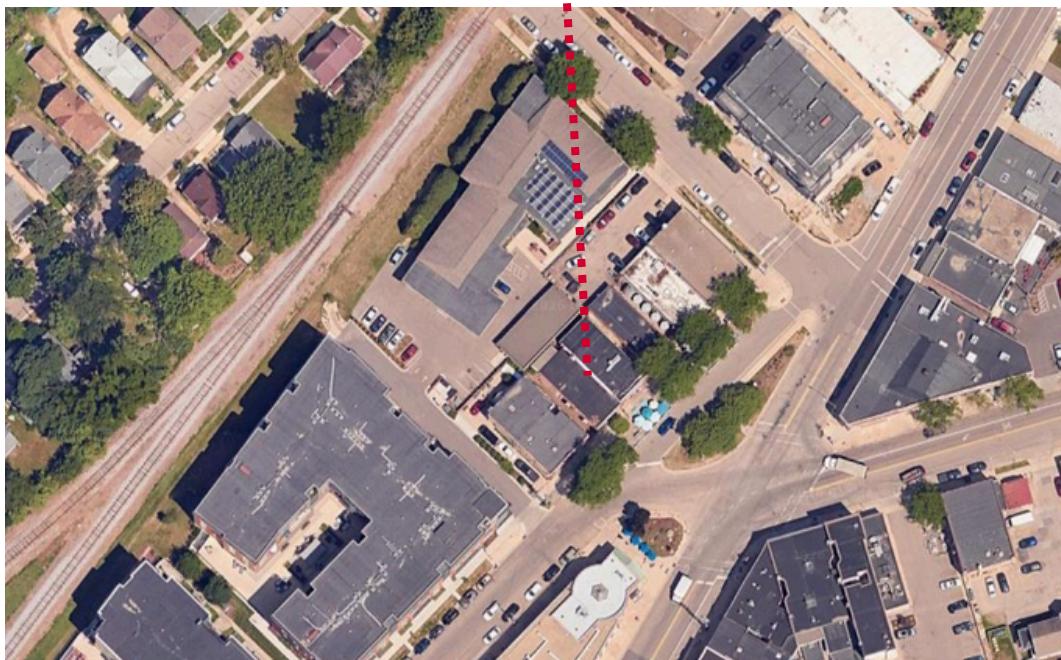
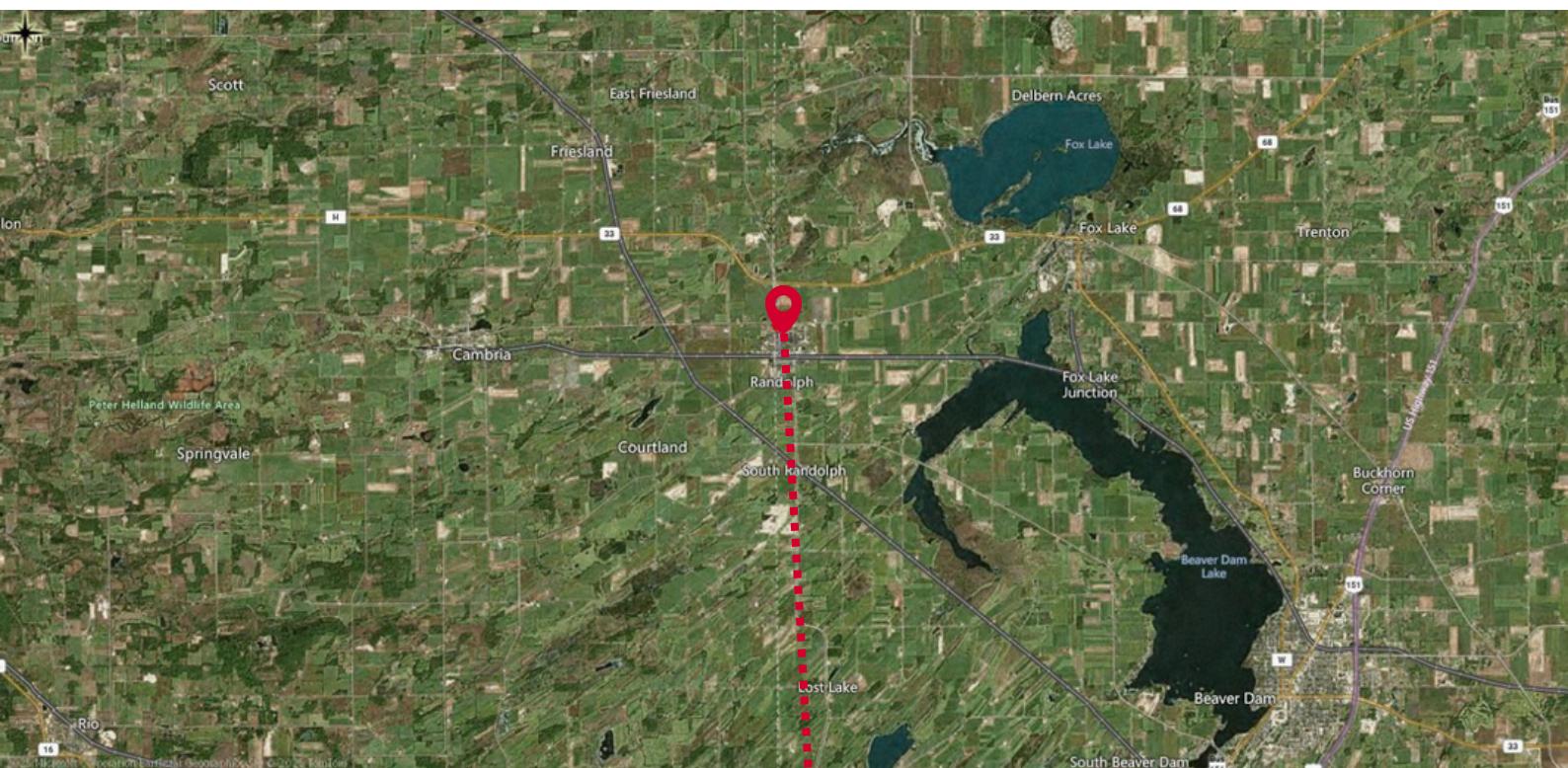
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LOCATION HIGHLIGHTS



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DEMOGRAPHICS

Figures prepared from esri



TRAFFIC COUNT: Up to 12,000 vehicles per day

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	18,556	85,552	91,612
Median Age	37.0	27.3	34.5
Median Household Income	\$77,186	\$55,499	\$75,923
Average Household Income	\$106,774	\$81,346	\$104,358
Owner Occupied	37.8%	30.0%	46.4%



AREA BUSINESSES

Ideal Bar	Tex Tubb's Taco Palace
Roden Creative	Maven Vocal Arts
Bar Corallini	Rome Industries
Bizzy Bizzy	Tap It/New Works Inc
Lake Ridge Bank	Jackalope Hair Studio
Euphoria Movement Art Studio	Alchemy Cafe

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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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AGENCY DISCLOSURE

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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.

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