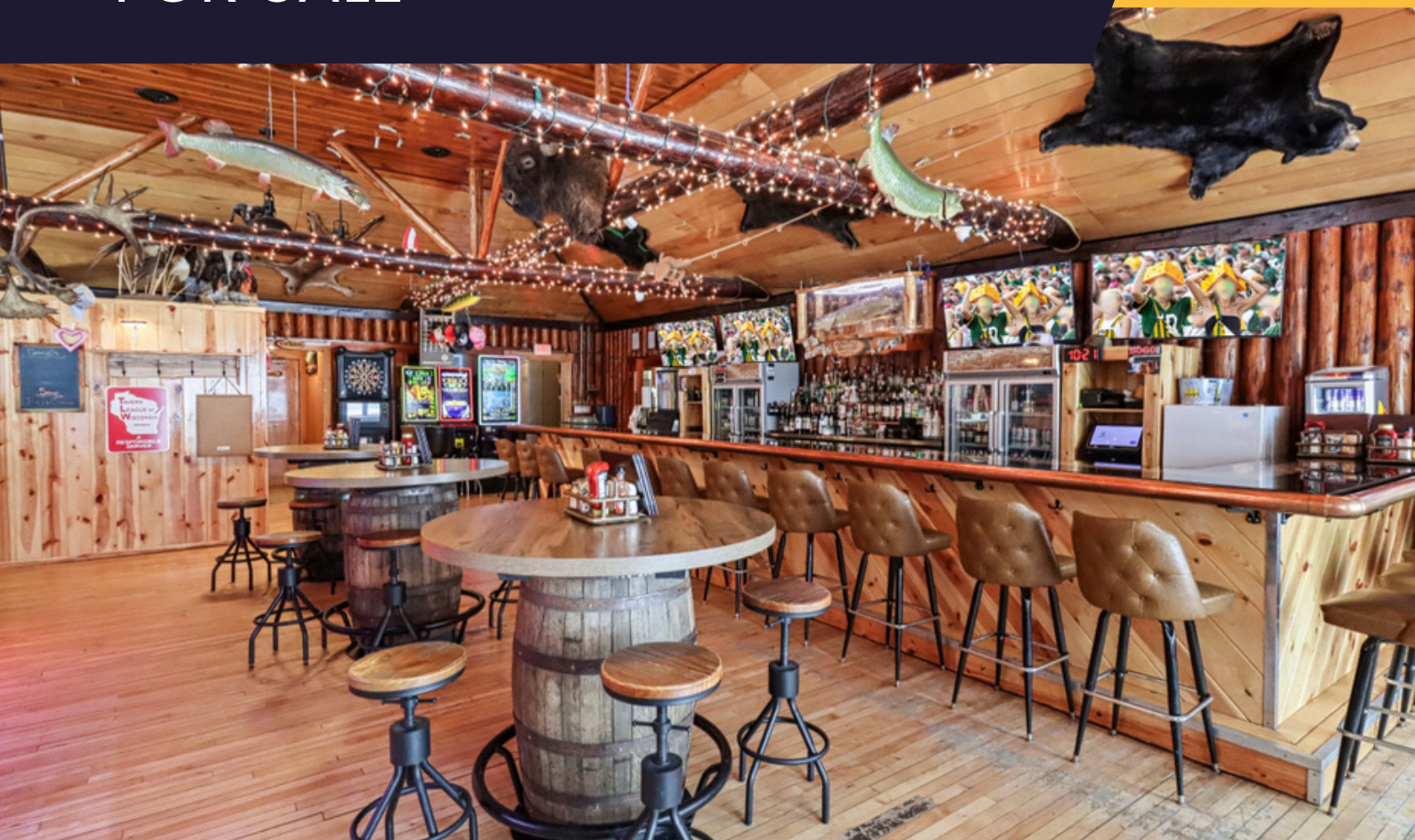


TURNKEY LAKE RESORT RESTAURANT + HOME FOR SALE



5747 & 5751 Hillside Resort Trail, Phelps, Wisconsin 54554

RICK GUNTZEL

Associate Broker

612-889-8100

rick@hscbrokers.com



BUSINESS OVERVIEW

HIGHLIGHTS

Phelps Hillside Restaurant & Residence is an established Northwoods dining destination located within Phelps Hillside Resort on Lac Vieux Desert. The offering features a spacious restaurant paired with an attached three-bedroom, two-bath residence, presenting a compelling live-work opportunity in a premier lake resort destination. The restaurant property features multiple dining areas, a fully equipped commercial kitchen, bar service, storage areas, restrooms, and a basement beer cooler. Demand is supported by boating and fishing activity, extensive snowmobile and ATV trail networks, and consistent cross-border tourism from Wisconsin and Michigan. The attached residence enhances day-to-day operating efficiency while lowering occupancy costs, making the offering particularly attractive for an owner-operator.



Asking Price	\$ 695,000
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Gross Revenue	Available with Signed Non-Disclosure Agreement
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Furniture, Fixtures & Equipment	\$ 50,000, included in asking price
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Inventory	\$ 20,000, not included in asking price
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2025 Real Estate Taxes	\$ 3,807
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5747 & 5751 Hillside Resort Trail, Phelps, Wisconsin 54554

PROPERTY FEATURES



SQUARE FEET

Restaurant: 2,860
Residence: 1,400



LOT SIZE

Part of Phelps Hillside Resort:
9.16 acres (Condominium)



CAPACITY

Approximately 120



PARKING

30 spaces

The restaurant features classic Northwoods lodge design with knotty pine walls, exposed log beams, wood ceilings, and mounted wildlife accents. Large lake-facing windows provide natural light and views of Lac Vieux Desert, creating a warm cabin atmosphere. The stainless commercial kitchen includes a full cooking line and efficient layout. The attached residence offers updated kitchen and bath finishes, bright living space, and cohesive log-style exterior design.

WELL ESTABLISHED AND PROFITABLE RESTAURANT + BAR



5747 & 5751 Hillside Resort Trail, Phelps, Wisconsin 54554

FLOOR PLAN

RESTAURANT MAIN FLOOR



TOTAL: 2861 sq. ft

Basement 1: 0 sq. ft, 1st floor: 2861 sq. ft

EXCLUDED AREAS: BASEMENT: 370 sq. ft, STORAGE: 409 sq. ft, WALLS: 217 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

5747 & 5751 Hillside Resort Trail, Phelps, Wisconsin 54554

PHOTOS



5747 & 5751 Hillside Resort Trail, Phelps, Wisconsin 54554

FLOOR PLAN

RESIDENCE MAIN FLOOR



TOTAL: 1401 sq. ft

Basement 1: 0 sq. ft, 1st floor: 908 sq. ft, 2nd floor: 493 sq. ft

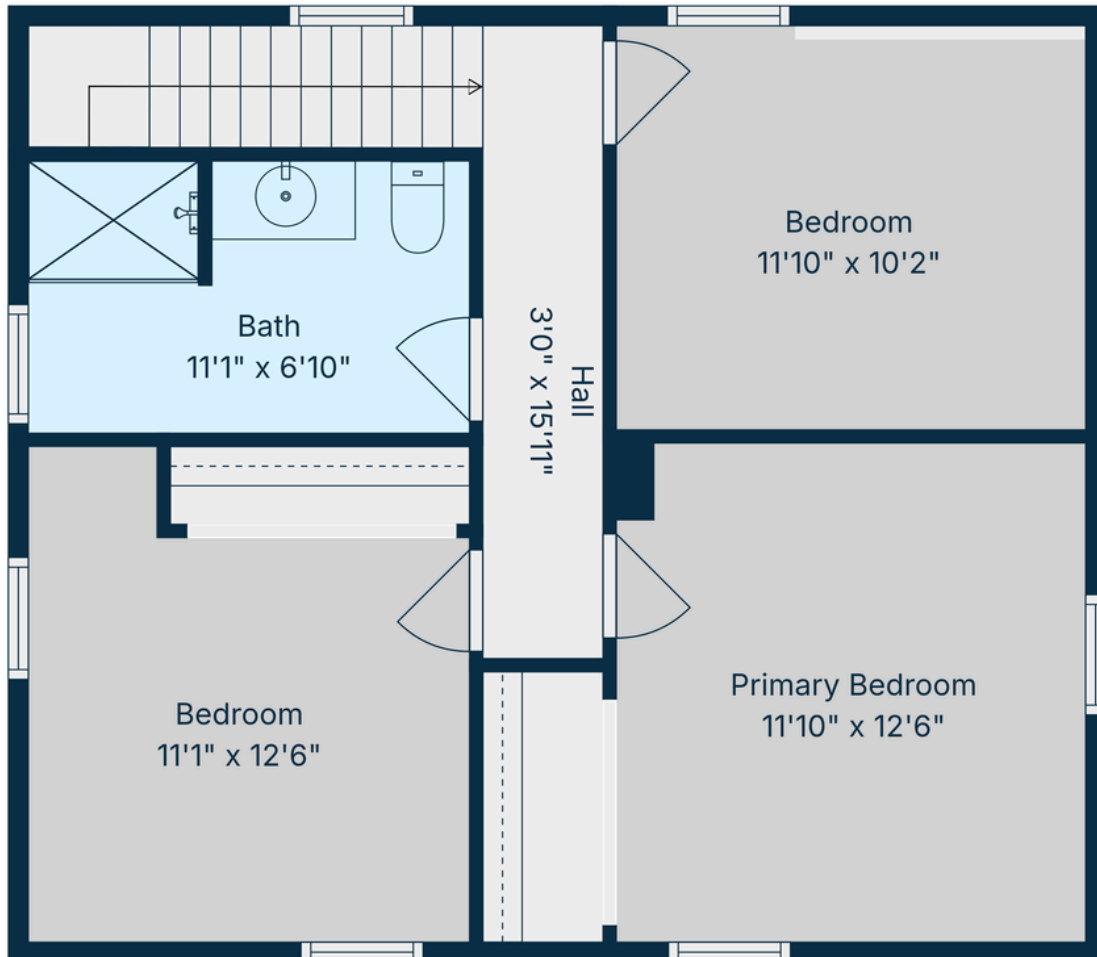
EXCLUDED AREAS: BASEMENT: 387 sq. ft, LOW CEILING: 336 sq. ft, PORCH: 170 sq. ft,
BEDROOM: 117 sq. ft, WALLS: 202 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

5747 & 5751 Hillside Resort Trail, Phelps, Wisconsin 54554

FLOOR PLAN

RESIDENCE UPPER FLOOR



TOTAL: 1401 sq. ft

Basement 1: 0 sq. ft, 1st floor: 908 sq. ft, 2nd floor: 493 sq. ft

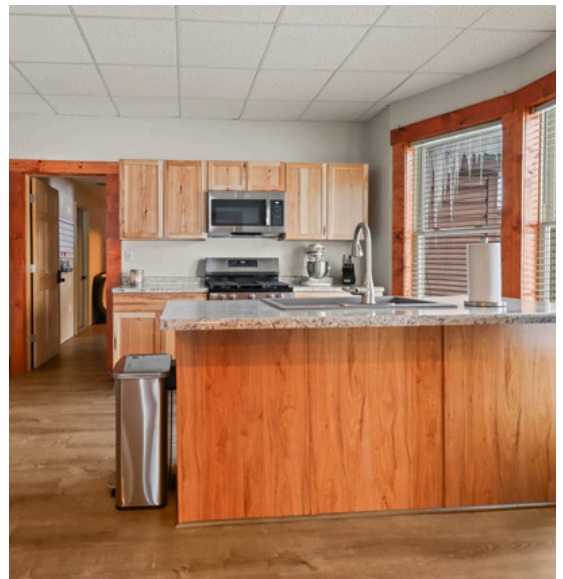
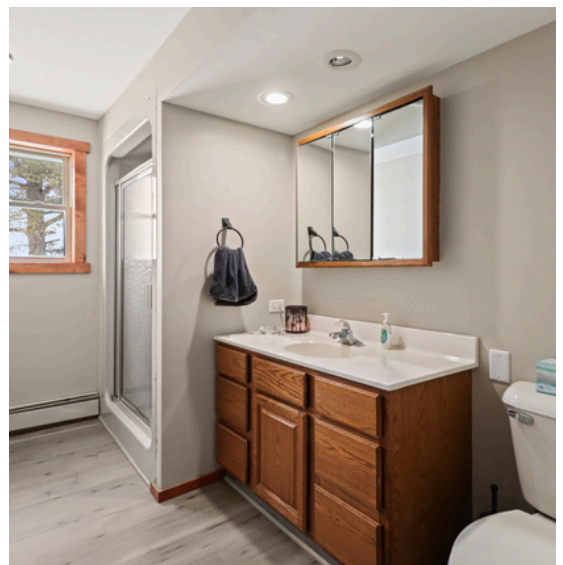
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PHOTOS

RESIDENCE



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LOCATION HIGHLIGHTS

DESTINATION SETTING

Phelps Hillside Restaurant is located within Phelps Hillside Resort, directly adjacent to Lac Vieux Desert, a 4,260-acre lake straddling the Wisconsin–Michigan border. As one of the largest lakes in Vilas County and the headwaters of the Wisconsin River, the lake draws consistent recreational traffic throughout the year.



OFF-ROAD TRAILS

Major snowmobile and ATV trail systems



BOATING + FISHING HOTSPOT

Popular boating and fishing areas



STAY + PLAY LODGING

Seasonal cabins, resorts, campgrounds, and vacation homes



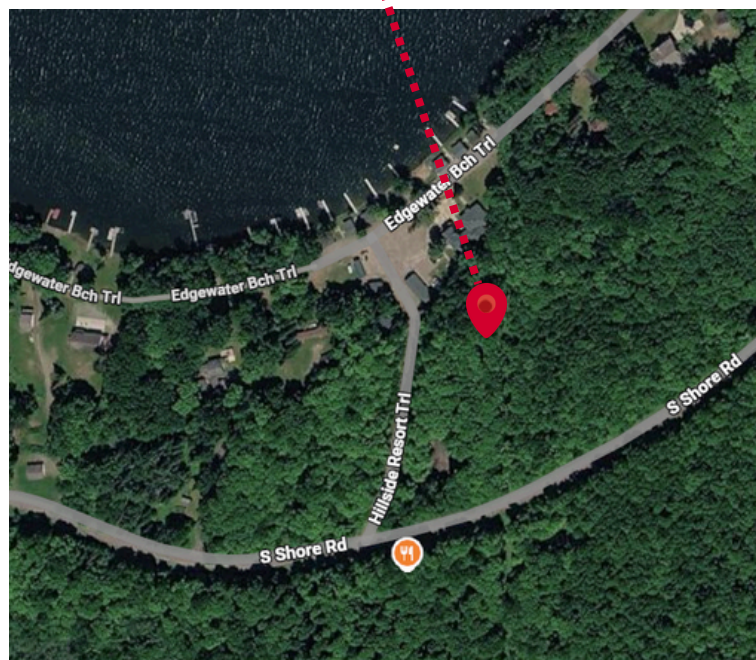
CROSS-REGIONAL TOURISM

Regional visitors from Northern Wisconsin and Michigan's Upper Peninsula



5747 & 5751 Hillside Resort Trail, Phelps, Wisconsin 54554

LOCATION HIGHLIGHTS



5747 & 5751 Hillside Resort Trail, Phelps, Wisconsin 54554

DEMOGRAPHICS

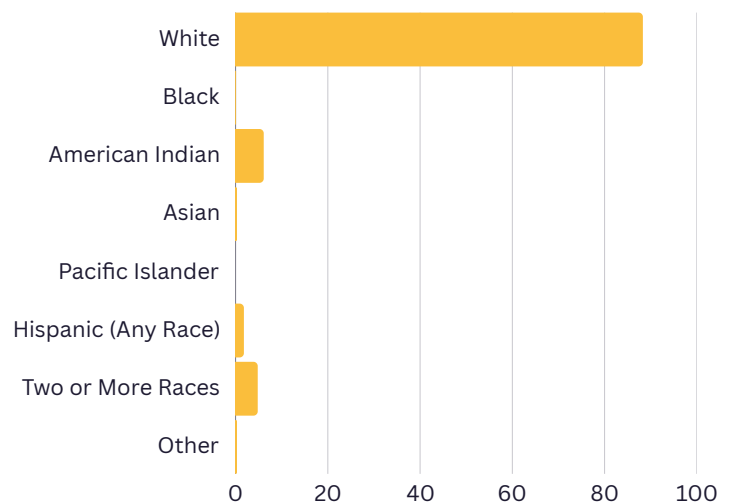
Figures prepared from esri

	5 Mile Radius	10 Mile Radius	20 Mile Radius
Population	870	3,066	14,758
Median Age	58.5	59.1	56.8
College or Advanced Degree	33.7%	37.1%	42.0%
Median Household Income	\$60,742	\$62,351	\$64,710
Average Household Income	\$90,172	\$89,232	\$88,551
Owner Occupied	32.8%	33.6%	37.2%
Projected Population Growth 2022-2027	0.23%	0.33%	0.40%

AREA BUSINESSES

Thunder Bay Resort
 Sunrise Lodge
 Bronco Digital Solutions
 Red Man Supper Club
 Gateway Golf Course & Lodge
 Headwaters State Bank
 Charlie's Market
 Big Sand Lake Golf Course
 Lac Vieux Desert 2 Golf Course
 Lake Forest Golf Club
 Eagle Waters Resort
 Camp Ramah

2022 RACE AND ETHNICITY



5747 & 5751 Hillside Resort Trail, Phelps, Wisconsin 54554

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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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.