

SPRING GREEN GENERAL STORE FOR SALE



137 South Albany Street, Spring Green, Wisconsin 53588

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BUSINESS OVERVIEW

HIGHLIGHTS

This sale is a rare opportunity to own one of Spring Green's most recognizable and beloved businesses: The Spring Green General Store.

Housed in a colorful converted 1910 cheese warehouse, this independently operated café, retail destination, and community gathering place has been a cornerstone of the community since 1976.



Known for its creative comfort food, popular weekend breakfast, thoughtfully curated gifts and apparel, and selection of local and eco-friendly products, the business has cultivated a loyal following and a welcoming atmosphere that encourages guests to dine, shop, gather, and linger. That same sense of character and connection extends through its online store and strong social media presence.

Public reviews and community feedback consistently praise the General Store's warm hospitality, eclectic charm, quality food, and distinctive shopping experience. Signature events such as outdoor music festivals, BeatleFest, and BobFest further reinforce its reputation as a cultural destination within Wisconsin's Driftless Region.

For buyers seeking more than just a business opportunity, this is a chance to acquire a well-established brand with personality, loyal customers, strong community roots, and enduring regional appeal.

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BUSINESS OVERVIEW

Asking Price	\$625,000, includes real estate
Real Estate	\$495,000, included in asking price Freestanding Building on approximately .30 acres
Furniture, Fixtures & Equipment	\$60,000, included in asking price
Inventory	\$60,000, not included in asking price
Gross Revenue	\$800,000
Cash Flow	Signed Non-Disclosure Agreement Required to View Details
2025 Real Estate Taxes	\$5,400

“

We choose to eat here before going to House on the Rock. This was perfect!! Love the store and restaurant. This is the perfect store to find a gift for a loved one or to treat yourself!! Put this at the top of your list when visiting Spring Green.



- Google Review

”

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PROPERTY FEATURES



SQUARE FEET

6,200



LOT SIZE

0.30 acres,
included in asking price



CAPACITY

99



PARKING

25 surface stalls + ample
street parking

The property features a freestanding retail building with approximately 5,000 square feet of versatile commercial space, including a merchandise sales area, fully equipped commercial kitchen, and café dining areas across two levels.

Additional seating is available on an approximately 550-square-foot covered deck, creating an inviting indoor-outdoor dining experience. The expansive outdoor yard supports live entertainment, community gatherings, and popular seasonal music festivals.

LANDMARK DESTINATION BLENDS CULTURE, COMMUNITY & COMMERCE



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PHOTOS



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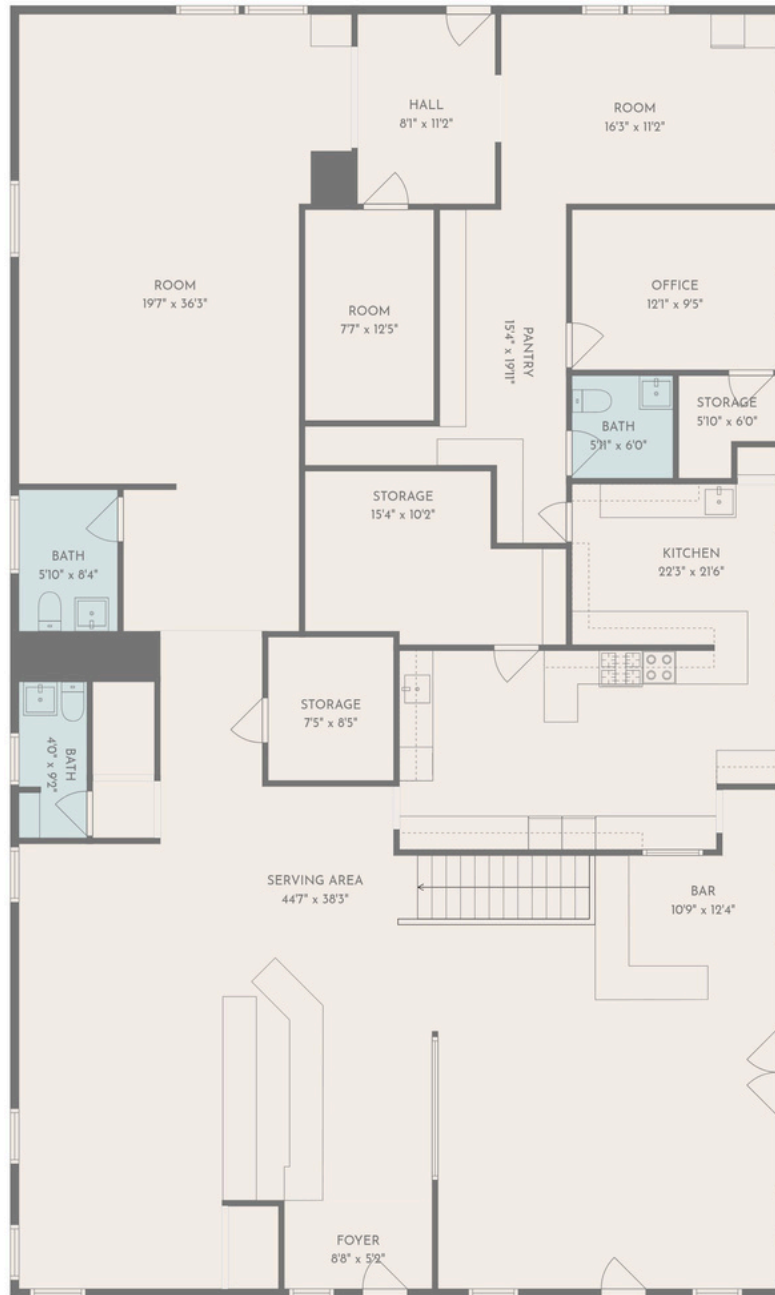
PHOTOS



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FLOOR PLAN

First Floor



TOTAL: 3736 sq. ft

1st floor: 643 sq. ft, 2nd floor: 3093 sq. ft

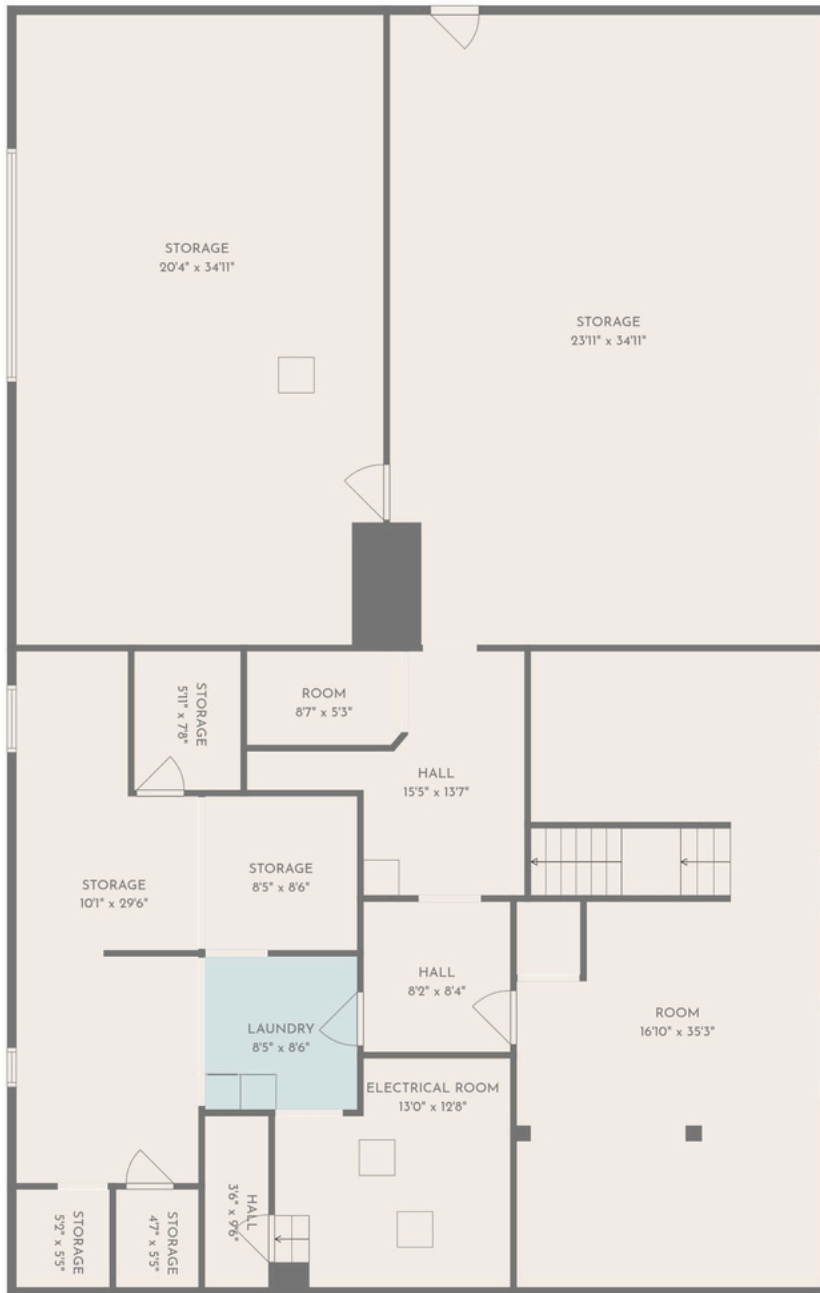
EXCLUDED AREAS: ELECTRICAL ROOM: 155 sq. ft, ROOM: 54 sq. ft, STORAGE: 2250 sq. ft,
LAUNDRY: 74 sq. ft, HALL: 193 sq. ft, WALLS: 236 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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FLOOR PLAN

Basement



TOTAL: 3736 sq. ft

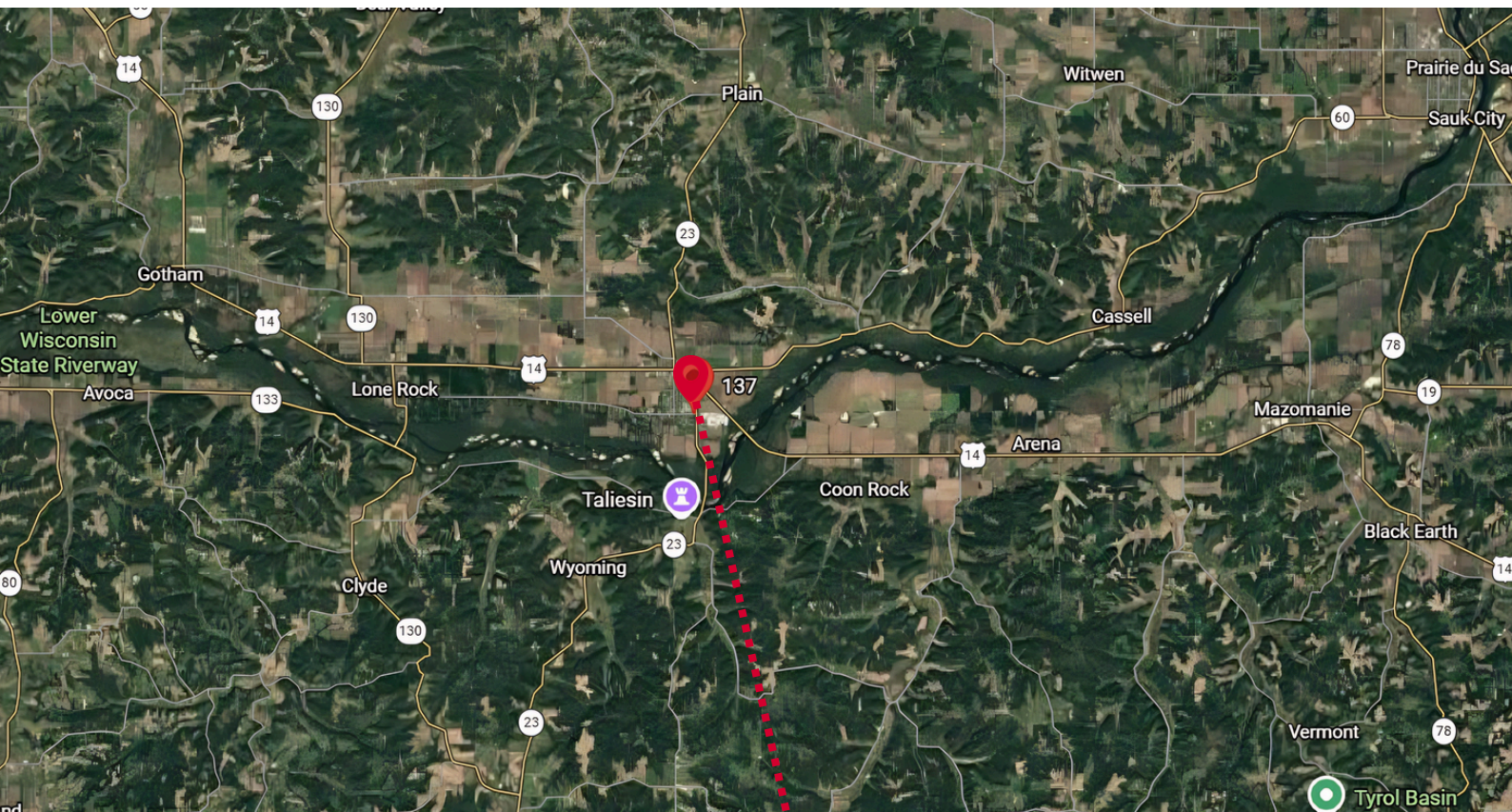
1st floor: 643 sq. ft, 2nd floor: 3093 sq. ft

EXCLUDED AREAS: ELECTRICAL ROOM: 155 sq. ft, ROOM: 54 sq. ft, STORAGE: 2250 sq. ft,
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LOCATION HIGHLIGHTS



137 South Albany Street, Spring Green, Wisconsin 53588



100 Bridge Avenue East, PO Box 739, Delano, MN 55328
763-972-9077 | www.hscbrokers.com

DEMOGRAPHICS

Figures prepared from esri



TRAFFIC COUNT: 5,000 daily

Located in the heart of Wisconsin's renowned Driftless Region, Spring Green is a vibrant tourist destination known for its scenic rolling landscapes, rich arts culture, and iconic attractions. Home to Taliesin, the estate of Frank Lloyd Wright, as well as American Players Theatre and House on the Rock, the area draws visitors year-round. Nestled along the scenic Wisconsin River, Spring Green offers a unique blend of natural beauty, culture, recreation, and small-town charm.

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	1,867	2,701	3,586
Median Age	49.3	49.3	48.6
Median Household Income	\$89,570	\$89,435	\$89,169
Average Household Income	\$102,387	\$103,590	\$104,772
Owner Occupied	77%	80%	81%



AREA BUSINESSES

Big Hollow Guest House

Frank Lloyd Wright Visitor Center

Spring Green Golf Course

Spring Green Motel

Spring Green Preserve

Taliesin

The Hemlock Inn

The House on the Rock

The Usonian Inn

Trader's Island Campground

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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.