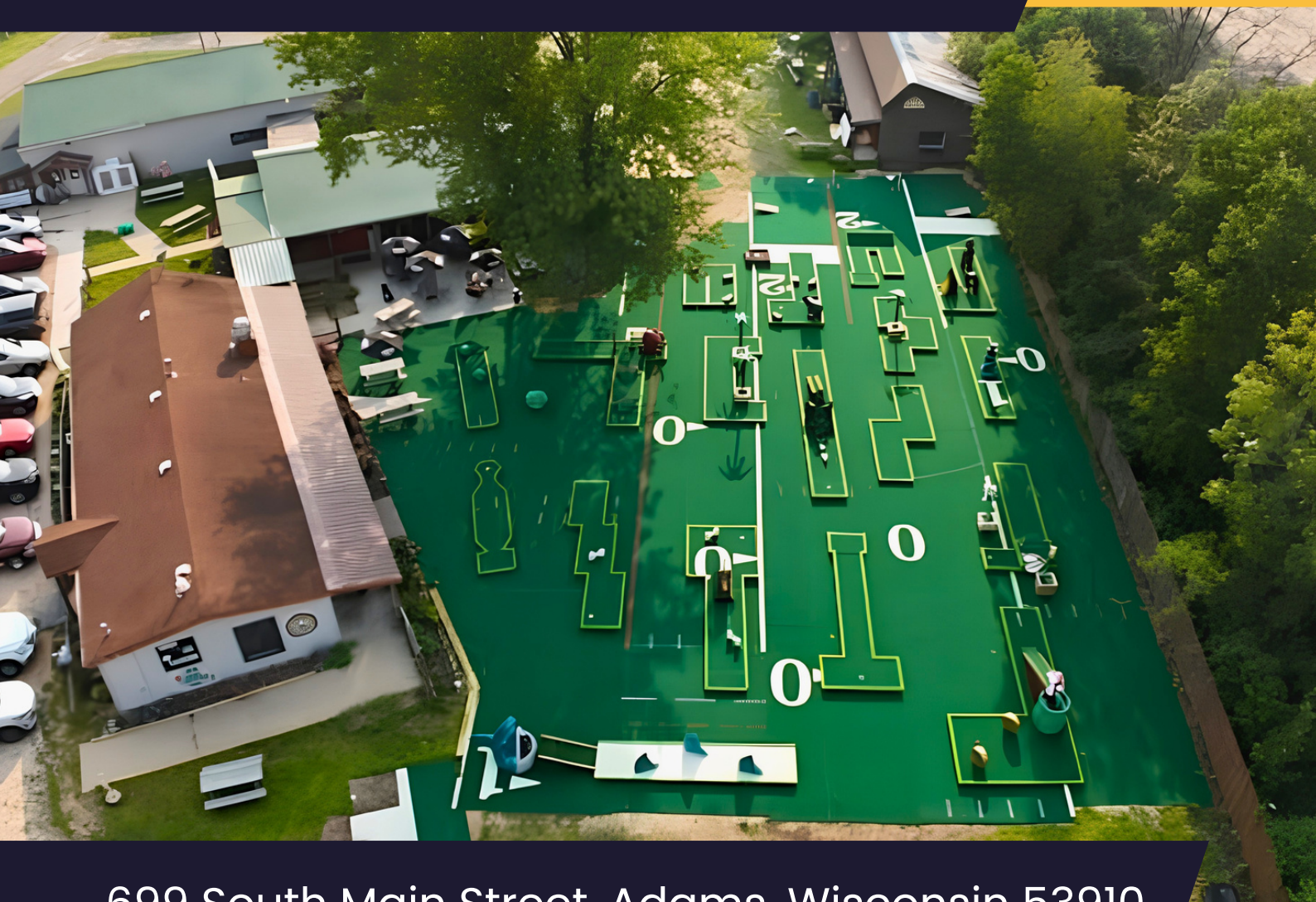




ADAMS MINI GOLF & COMMERCIAL PROPERTY FOR SALE



699 South Main Street, Adams, Wisconsin 53910

RICK GUNTZEL

Associate Broker

612-889-8100

rick@hscbrokers.com



PROPERTY OVERVIEW

HIGHLIGHTS

This offering represents an opportunity to acquire a highly visible, multi-building commercial property positioned along Highway 13 in Adams, Wisconsin. Situated on approximately 1.5 acres, the property includes nearly 8,000 square feet of improvements across four separate buildings, providing exceptional flexibility for a variety of commercial, hospitality, entertainment, retail, or mixed-use concepts.



While the previous business has ceased operations, the property's extensive improvements create a strong foundation for a new owner to establish a fresh concept without the time and expense of ground-up construction. The site features a recently renovated bar and restaurant building with a commercial kitchen, an 18-hole miniature golf course, an additional building designed for an ice cream or quick-service concept, an event building, and a separate storage/utility structure.

Located just outside the Wisconsin Dells tourism corridor and serving both local residents and seasonal visitors traveling to Castle Rock Lake, Petenwell Lake, and surrounding recreational destinations, the property offers excellent visibility, ample parking, and year-round exposure. Whether reopened as a restaurant and entertainment venue or repurposed for an entirely new commercial use, the infrastructure is already in place to support numerous business models.

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PROPERTY OVERVIEW

HIGHLIGHTS

- Approximately 8,000 square feet across four separate buildings
- 1.5-acre commercial site with ample parking
- Renovated bar and restaurant building with commercial kitchen
- 18-hole miniature golf course included
- Additional building suitable for ice cream, retail, café, or other commercial use
- Event building offers flexibility for gatherings, private functions, or future expansion
- High-visibility Highway 13 location with approximately 8,000 vehicles per day
- Positioned between Castle Rock Lake, Petenwell Lake, and the greater Wisconsin Dells tourism market
- Offered with real estate, improvements, and furniture, fixtures, and equipment included in the asking price.



Asking Price

\$450,000, includes real estate

Furniture, Fixtures & Equipment

\$125,000, included in asking price

Real Estate Taxes

\$2,859

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PROPERTY FEATURES



SQUARE FEET

8,000, across four buildings



LOT SIZE

1.50 acres,
included in asking price



CAPACITY

Bar: 60+
Entire Premise: 110+



PARKING

Lot

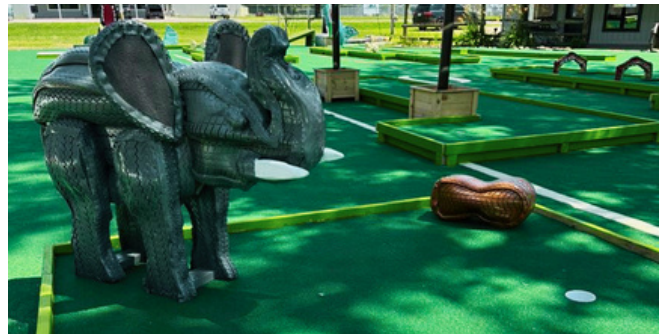
The main building has undergone significant renovations, creating an attractive and functional commercial space ready for its next use. A fully equipped commercial kitchen, updated interior finishes, and flexible layout provide an excellent foundation for a restaurant, brewery, entertainment venue, event center, or a variety of other commercial concepts.

ADAPTABLE COMMERCIAL PROPERTY WITH ENDLESS POSSIBILITIES



699 South Main Street, Adams, Wisconsin 53910

PHOTOS



699 South Main Street, Adams, Wisconsin 53910

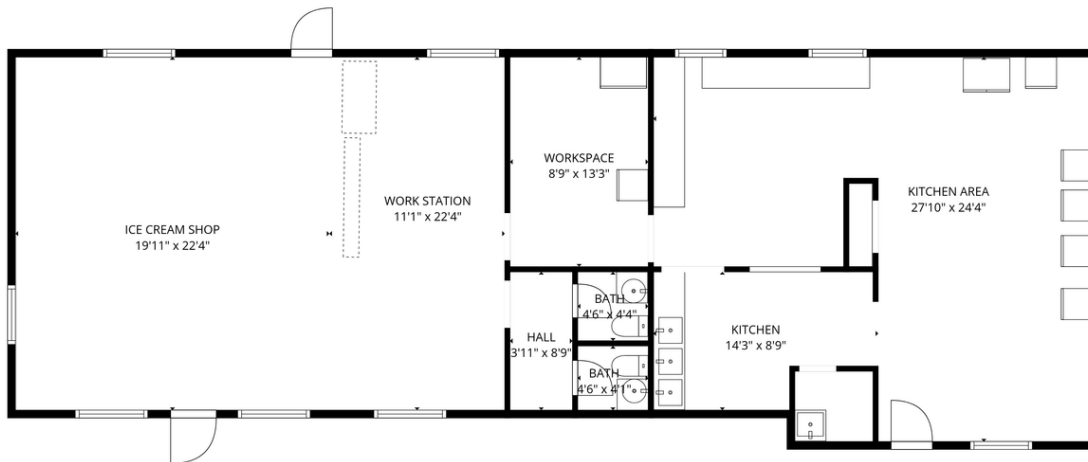
PROPERTY LAYOUT



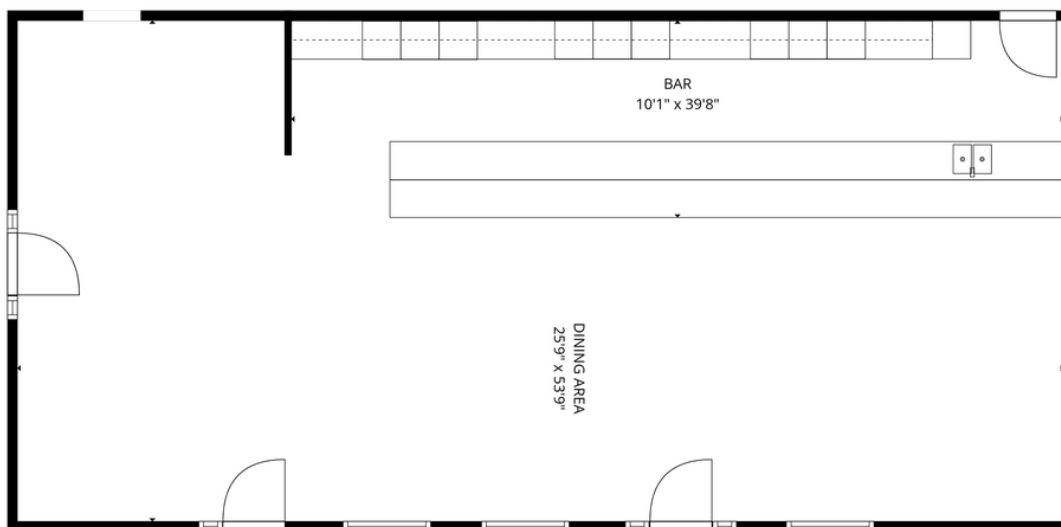
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FLOOR PLANS

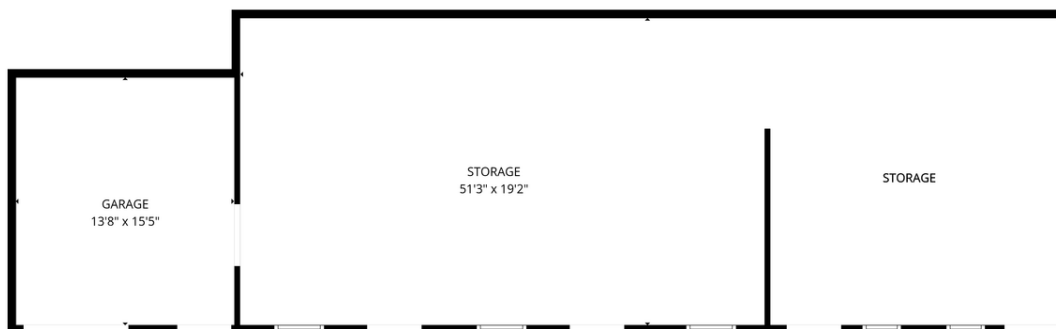
ICE CREAM SHOP



BAR

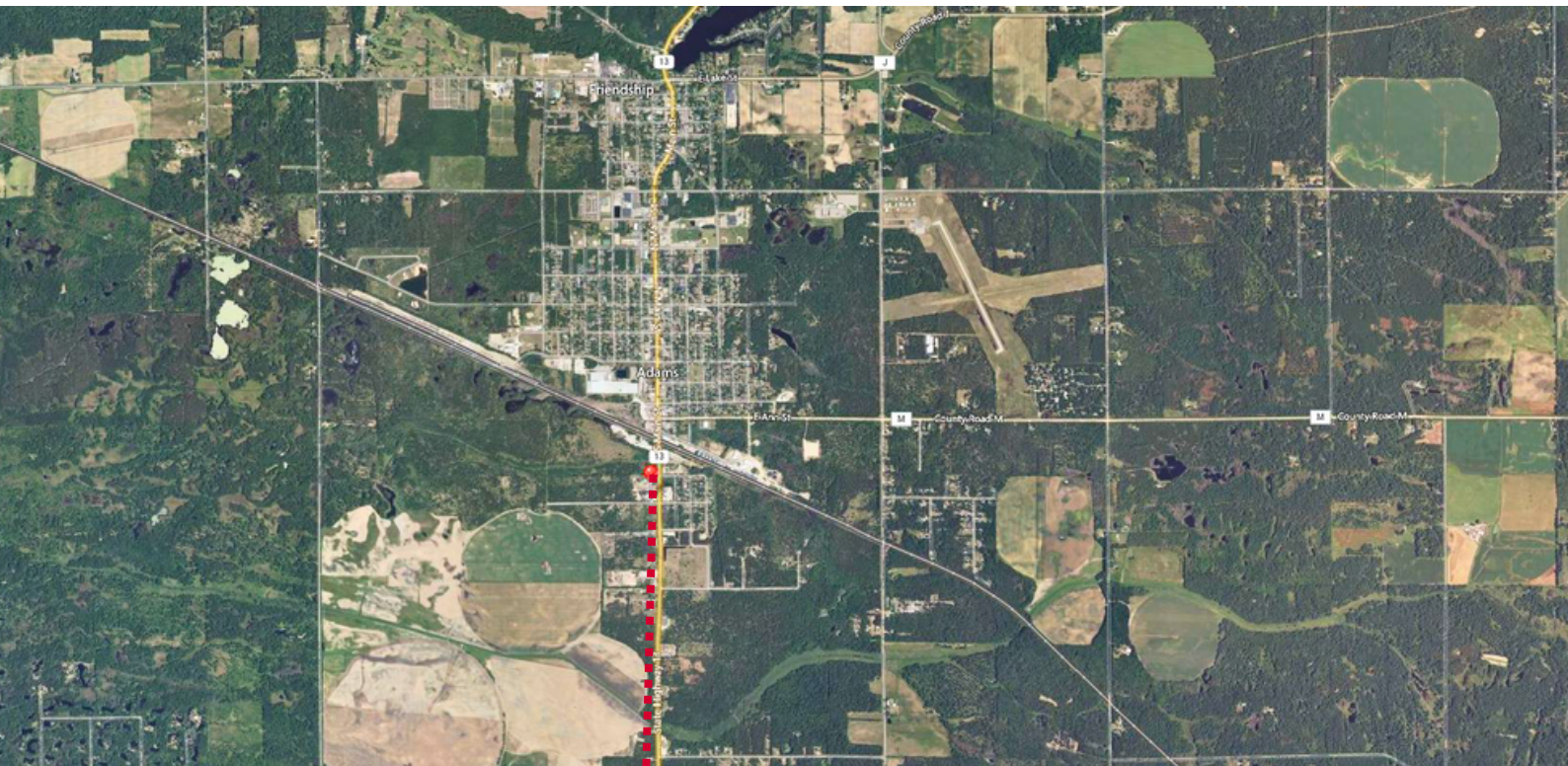


BACK BUILDING



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LOCATION HIGHLIGHTS



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DEMOGRAPHICS

Figures prepared from esri



TRAFFIC COUNT: 8,000 vehicles per day,
South Main Street (Highway 13) & West Sherman Street

	10 Mile Radius	15 Mile Radius	20 Mile Radius
Population	10,567	23,863	47,587
Median Age	53.6	51.8	50.0
College or Advanced Degree	23.50%	26.4%	29.2%
Median Household Income	\$50,795	\$57,955	\$63,280
Average Household Income	\$68,035	\$74,302	\$78,248
Owner Occupied	79.9%	82.3%	80.2%



AREA BUSINESSES

Adams County Chamber of Commerce

Adams Flea & Farmers Market LLC

Allied Cooperative

Big River Sports

Central Insurance Services

Coldwell Banker

Dollar General

Fenner Excavating & Trucking

Heartland Title Ltd

Hintz Welding & Excavating

United Country Midwest Lifestyle

Properties

Wisconsin Valley Concrete

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100 Bridge Avenue East, PO Box 739, Delano, MN 55328
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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.