

EDDIE B'S WHITE SPRUCE INN

SUPPER CLUB • EAGLE RIVER WATERFRONT



419 North Railroad Street, Eagle River, Wisconsin 54521

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BUSINESS OVERVIEW

HIGHLIGHTS

Eddie B's White Spruce Inn is a well-established Northwoods supper club and tavern offering an authentic Wisconsin dining experience in a distinctive riverfront setting. Known for its inviting log cabin atmosphere, classic menu, handcrafted cocktails, and loyal following, Eddie B's is a popular year-round destination for both local residents and area visitors.



Located along the Eagle River Chain of Lakes, the property offers direct waterfront access, dockage, an expansive riverside deck, and a seasonal tiki bar that creates a vibrant outdoor experience during warmer months. Direct access to snowmobile trails extends its appeal throughout the winter, supporting year-round traffic.

Inside, a well-designed layout brings together a commercial kitchen, full-service bar, and flexible dining areas designed to accommodate everyday service, groups, and special events.

An adjacent riverfront residential property owned by the seller may also be available to an interested purchaser through a separate negotiation. The residence is not included in the asking price for Eddie B's White Spruce Inn.

Asking Price

\$895,000, includes business and real estate

Furniture, Fixtures & Equipment

\$100,000, included in asking price

Inventory

\$25,000, not included in asking price

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PROPERTY FEATURES



SQUARE FEET

Restaurant: 3,300



CAPACITY

300
Indoor & Outdoor



LOT SIZE

0.50 acres;
385 feet waterfront

Eddie B's White Spruce Inn occupies a distinctive waterfront setting along the Eagle River Chain of Lakes, offering direct water access, dockage, outdoor dining, and an expansive riverside deck. The combination of indoor and outdoor hospitality spaces provides substantial capacity while taking full advantage of the property's Northwoods setting.

The adjacent residential property is approximately 1,000 square feet and features three bedrooms and two bathrooms. The residence is not included in the purchase price and may be acquired through a separate negotiation.

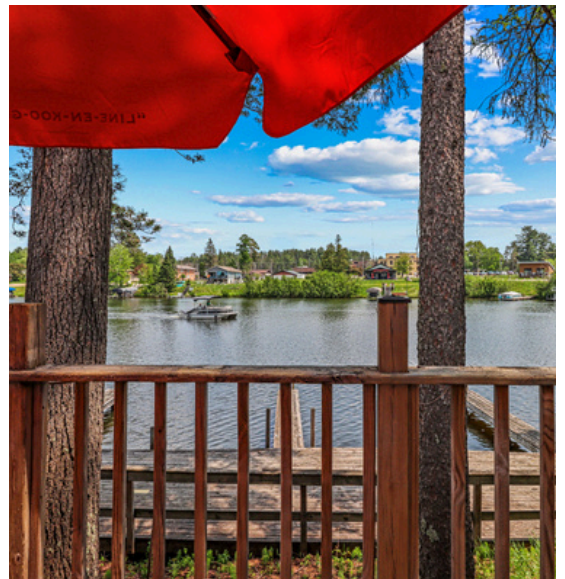
PREMIER WATERFRONT HOSPITALITY INVESTMENT



419 North Railroad Street, Eagle River, Wisconsin 54521

TOUR THE PROPERTY

Supper Club



419 North Railroad Street, Eagle River, Wisconsin 54521

TOUR THE PROPERTY

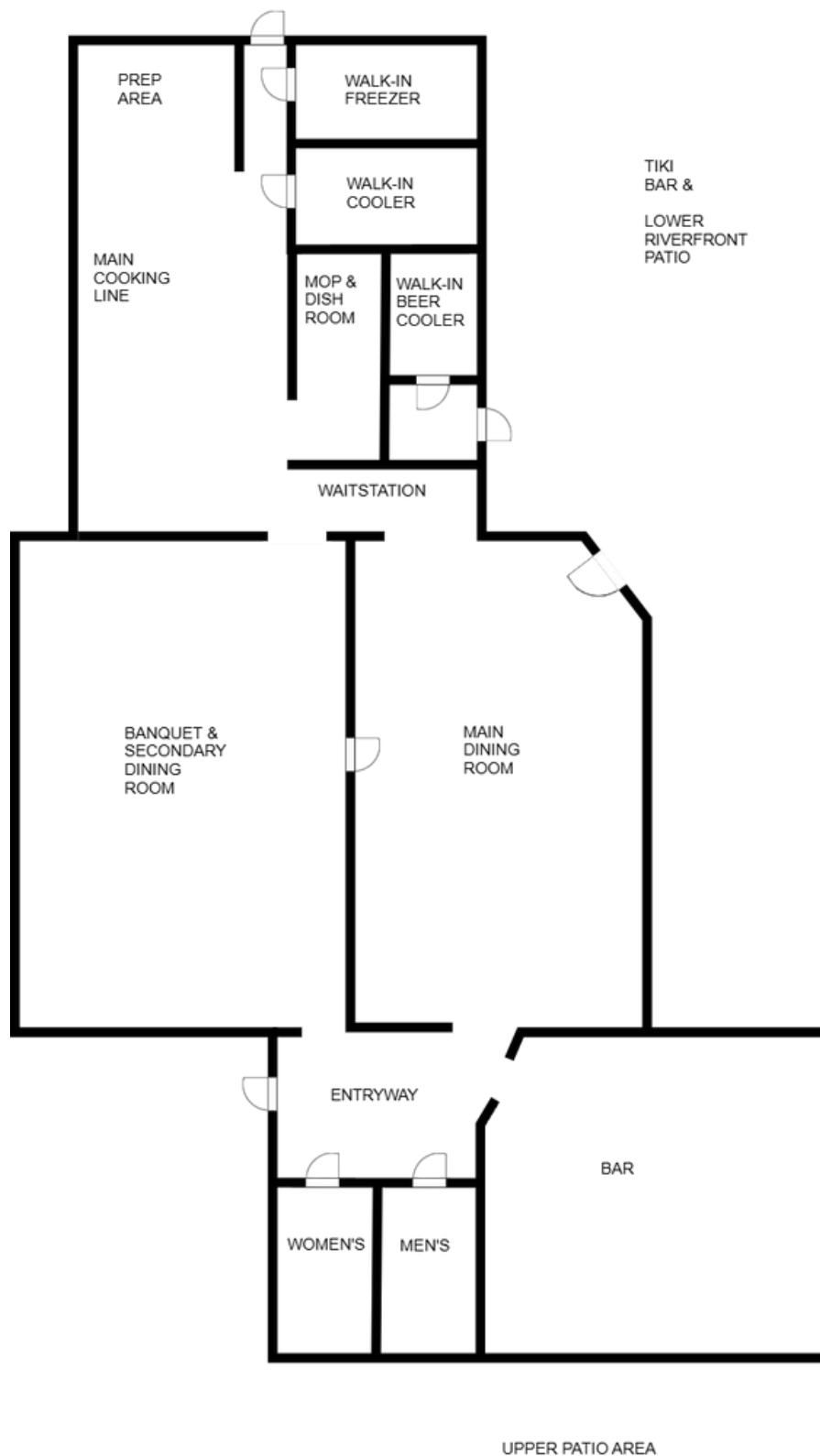
Supper Club



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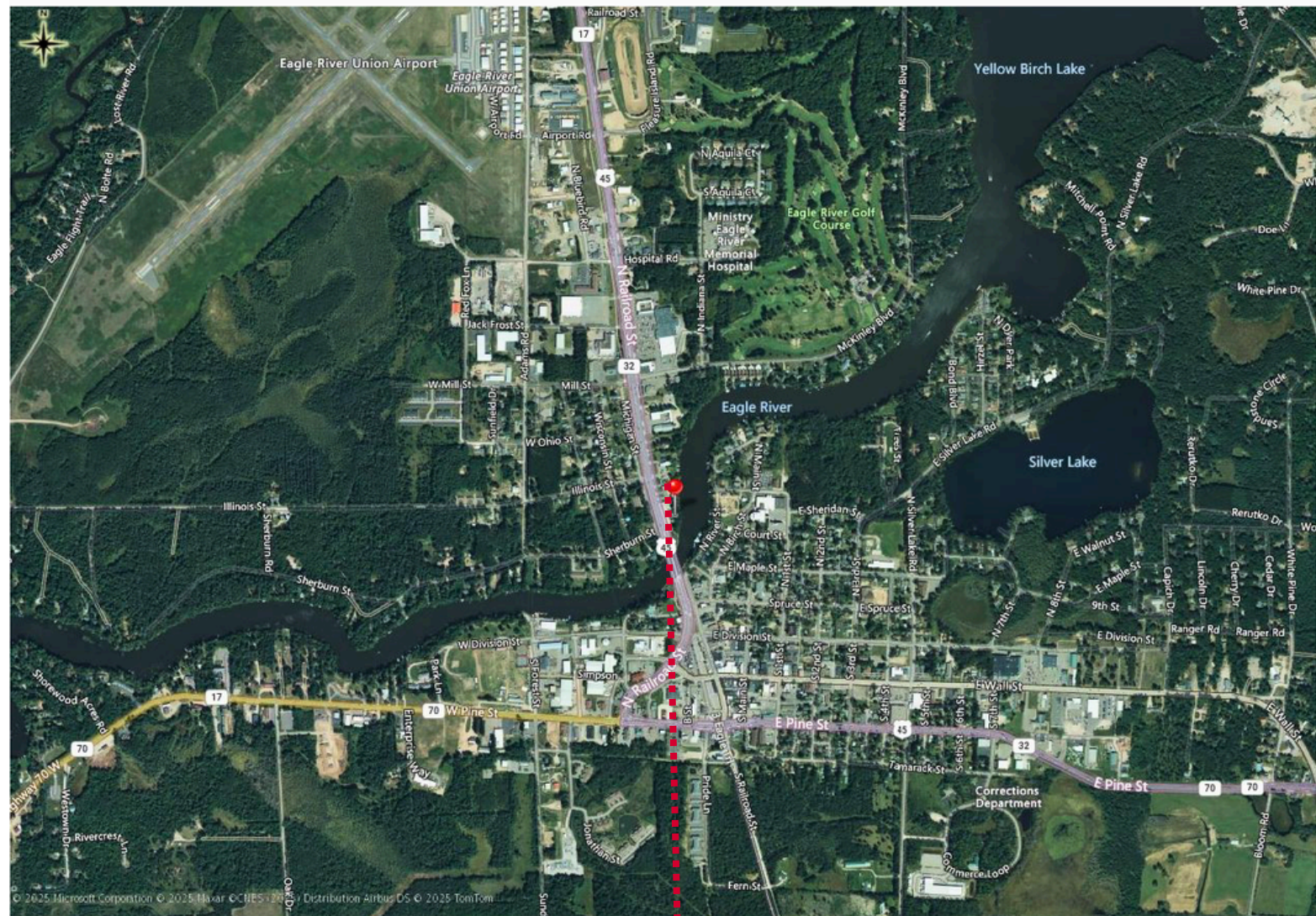
FLOOR PLAN

Supper Club



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LOCATION HIGHLIGHTS



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DEMOGRAPHICS

Figures prepared from esri



TRAFFIC COUNT: 14,000 vehicles per day

Mile Radius	5 Miles	10 Miles	15 Miles
Population	6,561	11,875	17,643
Median Age	52.0	55.6	56.8
College or Advanced Degree	46.7%	39.5%	46.1%
Median Household Income	\$74,259	\$76,551	\$77,385
Average Household Income	\$97,684	\$101,514	\$102,863
Owner Occupied	45.9%	39.9%	38.2%
Projected Annual Population Growth	0.55%	0.40%	0.34%



AREA BUSINESSES

AmericInn
Best Western Derby Inn
Bridgewater Inn
Days Inn
Eagle River Municipal Golf Course
Kwik Trip
McDonald's
Nicolet National Bank
Pick'n Save
Riverstone Brewing Company
Vilas County Courthouse
Wisconsin Building Supply



MARKET DRIVERS

ATV/UTV Recreation
Boating & Fishing
Cabins, Resorts & Vacation Rentals
Downtown Proximity
Drive-To Vacation Market
Eagle River Chain of Lakes
Golf & Outdoor Recreation
Northwoods Supper Club Culture
Snowmobile Destination
Vacation & Second Homes
Waterfront Dining
Year-Round Tourism

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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.