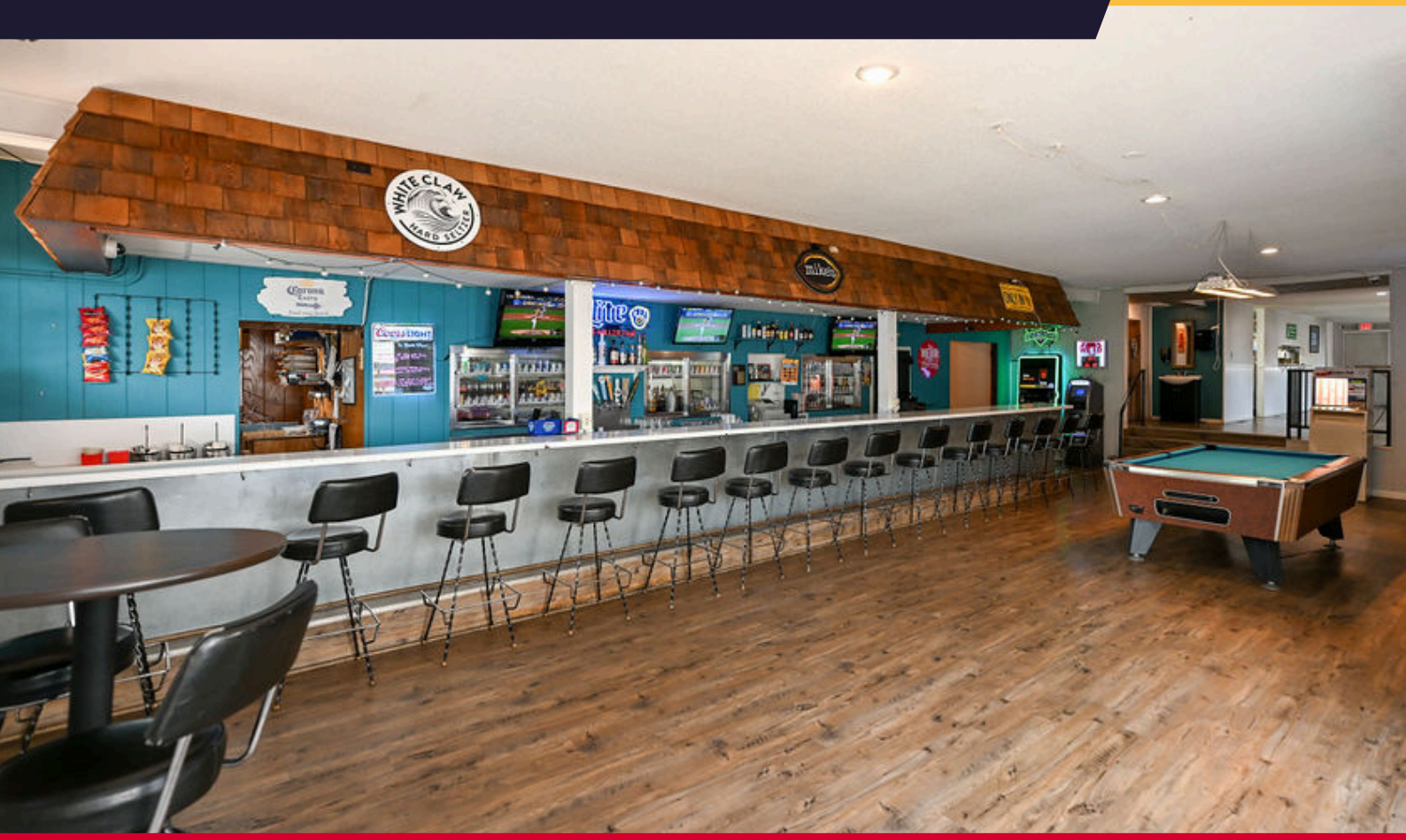
HSC
BUSINESS BROKERS

BIRD'S PLACE

BAR • RESTAURANT • EVENT SPACE



115 North Diamond Street, Ridgeland, Wisconsin 54763

RICK GUNTZEL
Associate Broker
612-889-8100
rick@hscbrokers.com



BUSINESS OVERVIEW

HIGHLIGHTS



Bird's Place is an established bar and restaurant featuring a spacious bar, fully equipped commercial kitchen, gaming area, and a dedicated dining and event space. The thoughtfully designed layouts creates a versatile hospitality venue that supports everyday food and beverage service while while offering the flexibility to host private gatherings, celebrations, and special events.

The existing infrastructure combined with a flexible floor plan, ample seating, and multiple spaces provides a new owner several options for operating and repositioning the property.

Located in the heart of Ridgeland, a close-knit rural Wisconsin community where local establishments play an important role in bringing people together. Bird's Place fits naturally into the community, offering a welcoming destination for casual meals and drinks, private celebrations, and community events.

Recently Reduced Asking Price:	$239,000 includes real estate
Furniture, Fixtures & Equipment	$30,000, included in asking price
Inventory	$15,000, not included in asking price

115 North Diamond Street, Ridgeland, Wisconsin 54763

PROPERTY FEATURES

SQUARE FEET
4,500

CAPACITY
Approximately 135

LOT SIZE
0.30 acres

The property offers two distinct customer areas within one connected operation. The main bar offers extensive counter seating and space for games, while the adjoining dining and event room provides flexible seating, its own service bar, and space for private gatherings and events. The fully equipped commercial kitchen supports both areas, complemented by a walk-in beer cooler, office, multiple restrooms and basement storage.

MULTIPLE SPACES. ONE DESTINATION. EVERY OCCASION.



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PROPERTY TOUR

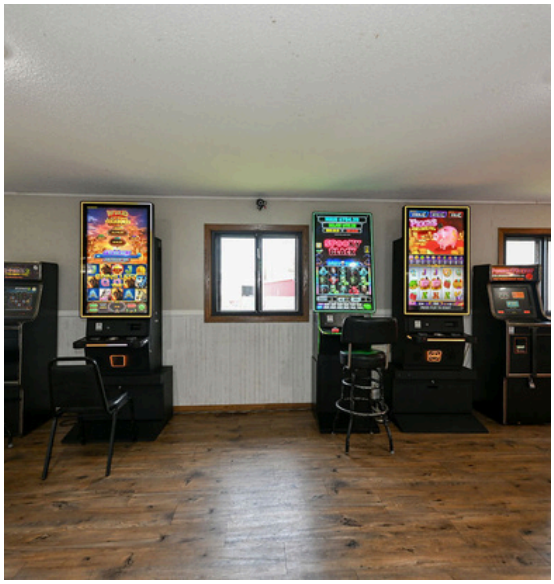












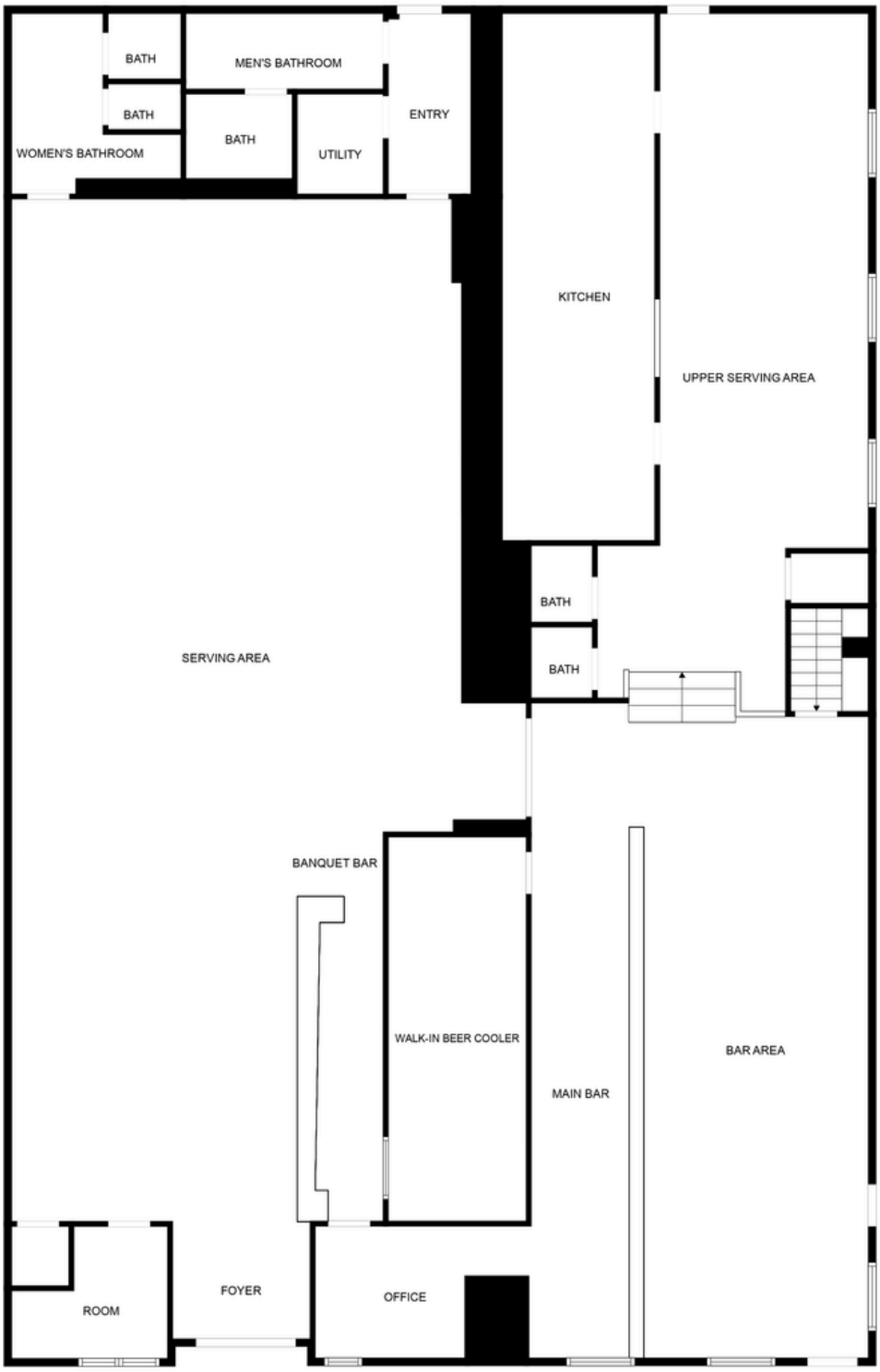
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FLOOR PLAN

Main Floor



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LOCATION HIGHLIGHTS





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DEMOGRAPHICS

Figures prepared from esri

TRAFFIC COUNT: 900 vehicles per day on Main Street

Miles Radius	5 Miles	10 Miles	15 Miles
Population	1,909	6,058	22,503
Median Age	44.7	44.3	43.6
College or Advanced Degree	29.3%	32.5%	34.1%
Median Household Income	$73,235	$75,471	$70,860
Average Household Income	$85,800	$88,170	$86,018
Owner Occupied	70.7%	71.4%	71.9%

AREA BUSINESSES

Blueberry Line Quilting
Cenex
Dairyland Cafe
Diamond Street Beauty Bar
Dollar General
Drunk'n Monkey Bar & Hotel
Lampert Lumber
Nedland Industries
Ridgeland Appliance
Security Bank
Sportsman's Bar
Synergy Cooperative

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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

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

(a) The duty to provide brokerage services to you fairly and honestly.
(b) The duty to exercise reasonable skill and care in providing brokerage services to you.
(c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
(d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see lines 57-66).
(e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see lines 24-40).
(f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
(g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 57-66).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

_____

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

_____

_____ (Insert information you authorize to be disclosed, such as financial qualification information.)

By signing and dating below I /we acknowledge receipt of a copy of this disclosure and that

_____ and _____ are
Agent's Name Firm's Name
working as: (Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) STRIKE ONE

THIS IS A DISCLOSURE AND NOT A CONTRACT. Wisconsin law required the Firm to request the customer's signed acknowledgment that the customer has received a copy of this written disclosure statement if the Firm will provide brokerage services related to real estate primarily intended for use as a residential property containing one to four dwelling units. SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY CONTRACTUAL OBLIGATIONS BY EITHER THE CUSTOMER OR THE FIRM.

See the reverse side for definitions and sex offender registry information.

_____ _____
Customer Signature Date Customer Signature Date
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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NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.doc.wi.gov or by telephone at 608-240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

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