HSC
BUSINESS BROKERS

POPULAR & PROFITABLE SUPPER CLUB AND LIVING QUARTERS

FOR SALE



W2164 State Road 60, Columbus, Wisconsin 53925

Eric Christenson
Sales Executive
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BUSINESS DETAILS

HIGHLIGHTS

This town favorite has a long history of serving the Columbus, Wisconsin community. A classic Wisconsin supper club, the current owners have been packing in customers with their famous Friday night fish fries and Saturday night prime rib specials for 14 years.

A comfortable, welcoming meeting place for family and friends, this profitable establishment has a proven track record of success and is a hub for community gatherings with its spacious banquet facilities, delicious nightly specials, and classic old fashioned cocktails. Many active groups in the community regularly utilize the facilities for their meetings and benefits - this investment by the business is reflected in the strong support from loyal customers.

The property includes two 3-bedroom apartments for added rental income.

Reduced Asking Price	$634,000
Gross Revenue	$1,000,000+
Furniture, Fixtures & Equipment	$60,000, included in asking price
Real Estate	Included in asking price

PROPERTY FEATURES

SQUARE FEET

5,180 - Restaurant
1,440 - Apartments

APARTMENTS

Two - 3-Bedroom Apartments

CAPACITY

Approximately 200

PARKING

Large attached parking lot

A staple in the Columbus community, Club 60 boasts a separate bar room, dining room, and banquet area which are all easily accessible from the well-appointed kitchen. The building, along with the furniture, fixtures, and equipment are very well maintained in good working condition.

CONSISTENTLY PROFITABLE WITH LOYAL CUSTOMERS



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PHOTOS











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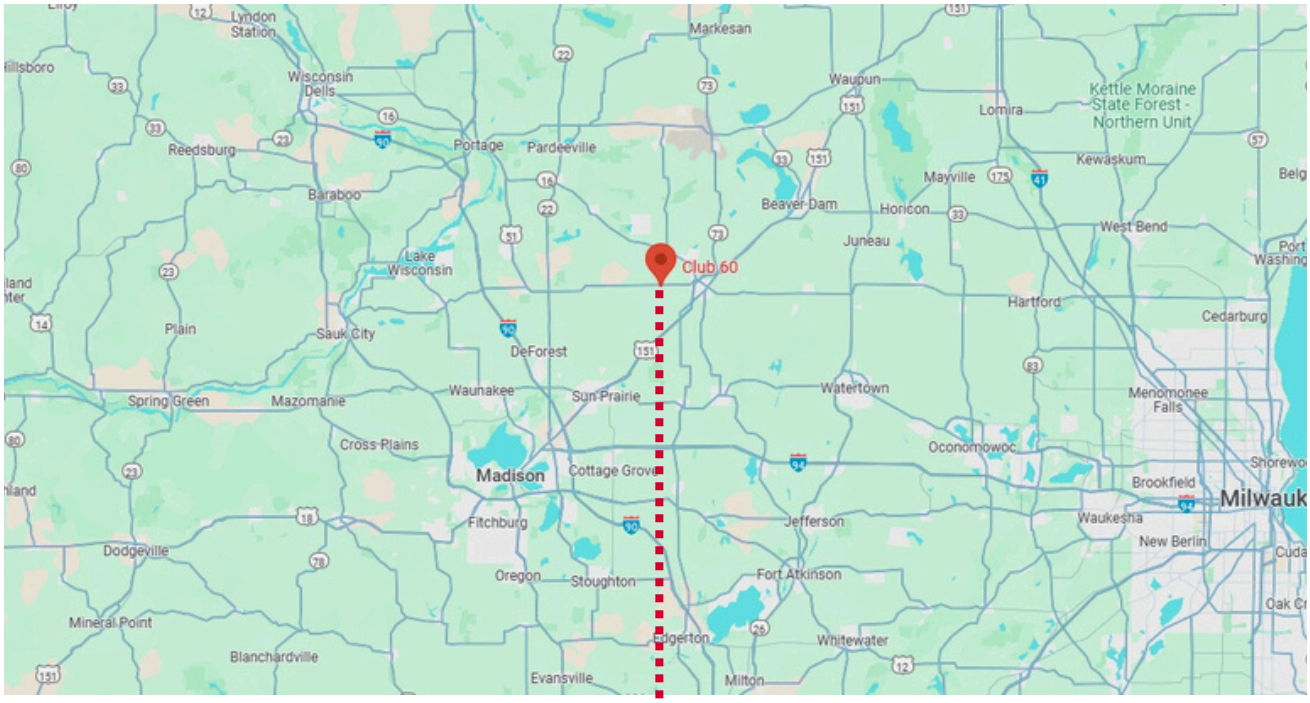
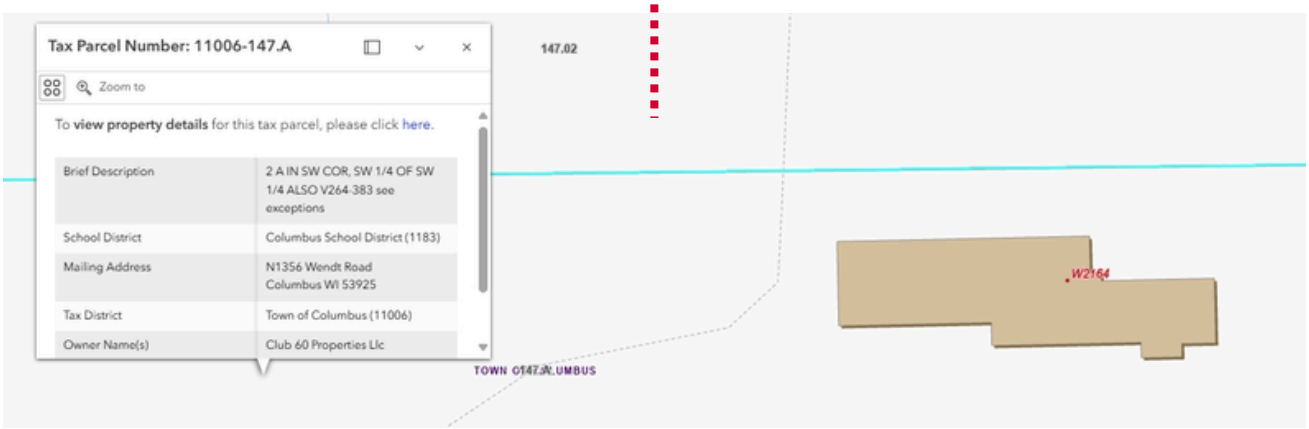
LOCATION HIGHLIGHTS





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DEMOGRAPHICS

Figures prepared from esri

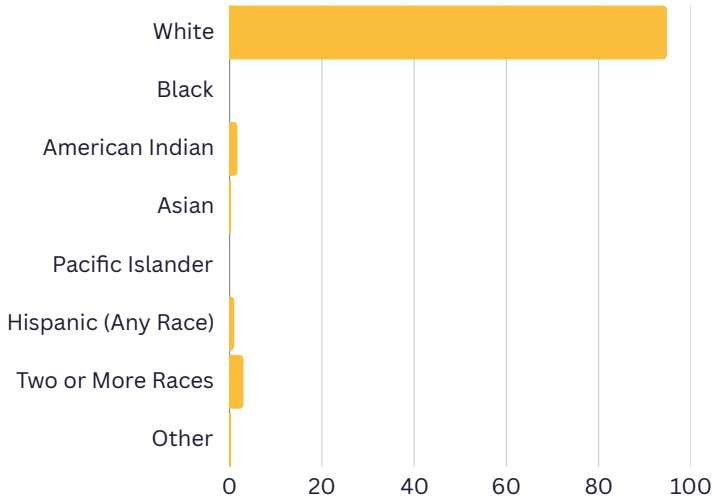
TRAFFIC COUNT: 6,600 vehicles per day

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	4,278	6,321	9,458
Median Age	40.1	41.3	41.3
Average Household Income	$97,961	$102,251	$105,422
Owner Occupied	68%	69%	71%
Projected Population Growth 2022-2027	-1%	-1%	-1%

AREA BUSINESSES

Columbus Antique Mall
Skintalk Massage Therapy
Tequilas Bar & Grill
Cerci's Brewing Co
Amoco
Mullin's Sport Shop
Duffy Landscape Supply
Ace Hardware
Columbus Aquatic Center
The Painted Crate
Julie's Java House
Duffy Grain Inc

2022 RACE AND ETHNICITY



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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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