



## 1021 E Main Street

Merrill, WI 54452

Prominent business with well-maintained, two level real estate in downtown Merrill, WI.

The two building levels are accessible by use of a wide central staircase leading from the Main Street entrance area of the main level to the lower level.

Easy walk-in accessibility from the large, adjacent parking area on the lower level, as well as convenient street parking at the main level.

The well-designed building layout has the lower level food service preparation and table serving area, meeting rooms and different departments for specialized merchandise.

The main level has specialized merchandise layout areas.



<b>PRICE</b>	<b>\$825,000</b>
BUILDING SIZE	20,000 SF
PIN #	251-3106-123-0288
2019 TAXES	\$6,351.17

For more information:

**Gene Davis**

715.574.0371 • [GeneD@naipfefferle.com](mailto:GeneD@naipfefferle.com)

For Sale  
1021 E Main Street  
Merrill, WI 54452

## Building - Exterior & Surrounding Area



## Kitchen & Food Preparation



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## Building - General Interior



## Party Room



## Fitness Center



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## 6 SPECIALTY DEPARTMENTS

### 1 - The Toy Store



327 N. 17th Avenue, Suite 303  
Wausau, WI 54401  
715.261.2922

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## 2 - The Card Shop



## 3 - Fashion Fun Clothing & Accessories



## 4 - Gift & Home Decor



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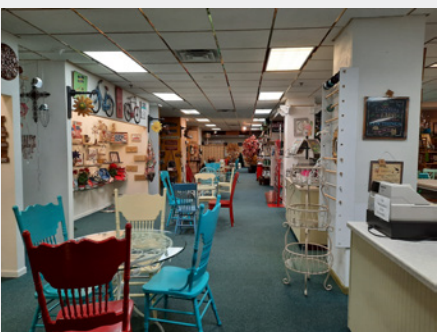
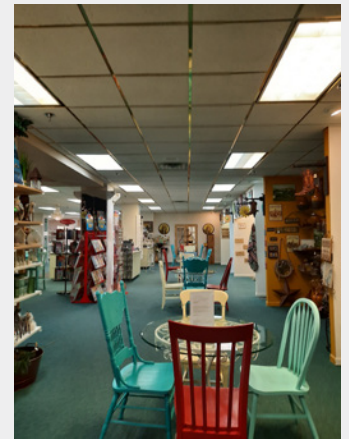
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## 5 - The Kitchen Store

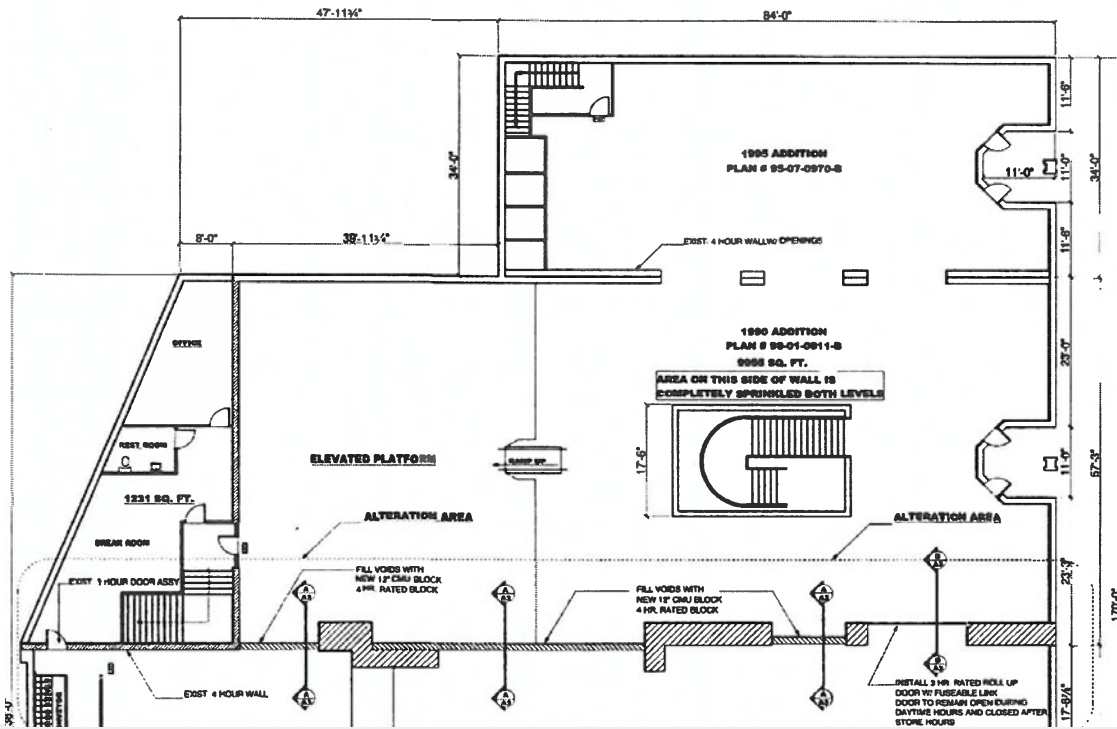


## 6 - A La Carte Cafe'

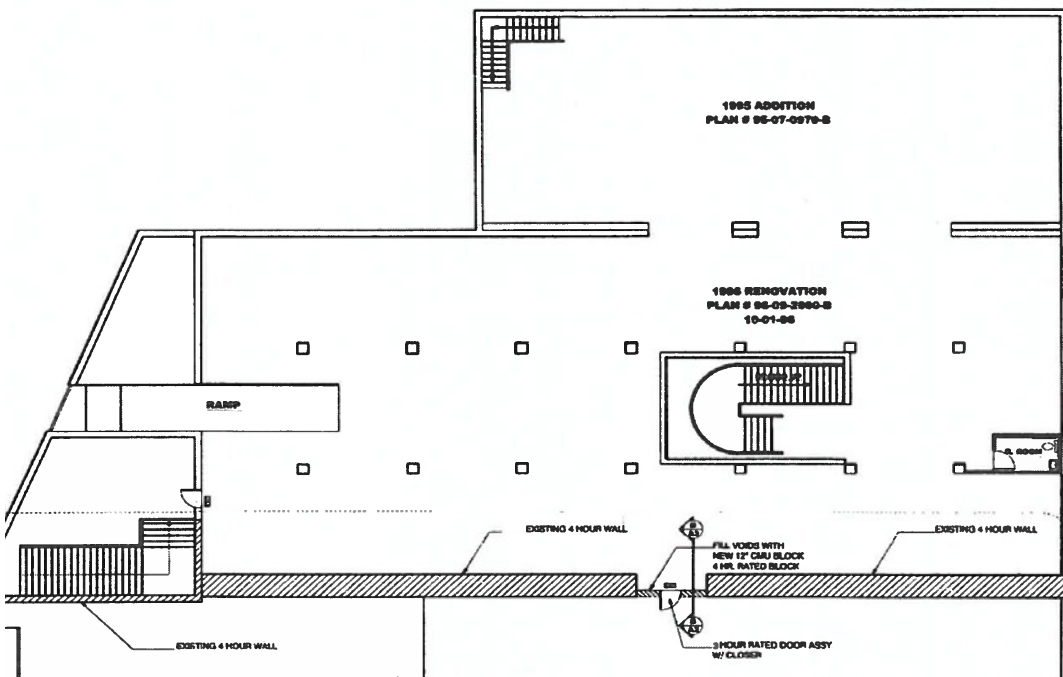


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## Floor Plan - Main Level



## Floor Plan - Lower Level



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## Business Information

- All tangible business assets to be included in sale.
- All inventory to be included in sale.

## 6 SPECIALTY DEPARTMENTS

The business is comprised of six distinct specialty product departments and service areas blended to offer a most pleasant and interesting shopping and lunch time dining experience for the frequent visitor at Johnson's as well as for the first-time guest.

### 1. The Toy Store

A well-stocked, large display area containing a wide variety of entertaining and educational items for "children of all ages".

### 2. The Card Shop

A complete display of cards for all occasions with unique offerings and only the best taste and quality.

### 3. Fashion Fun Clothing & Accessories

A wide variety of clothing items and styles in separates, primarily for women, with some select men's items available.

### 4. Gift & Home Decor

A wonderful and wide selection of gift and home items of the best quality to be of interest to different discriminating tastes.

### 5. The Kitchen Store

A unique selection of items to please and excite the head chef of the home kitchen.

### 6. A la Carte Cafe'

A casual food service option offering homemade specialty items for mid-morning to mid-afternoon casual dining and take-home.



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## Property Overview / Description

GENERAL DESCRIPTION	10,000 SF per floor
GENERAL CONDITION	Good
BUILDING SIZE	Total: 20,000 SF
OFFICE AREA	1,000 SF on main level / 200 SF on lower level
ROOMS	See floor plan
RESTROOMS	1 on main level / 1 on lower level
NO. OF FLOOR LEVELS	2
AGE/YEAR BUILT	Updated in 2002, with firewall added to separate adjoining building
LOT SIZE	0.303 acres
STRUCTURE	Concrete block, brick facade, stucco
ROOF	Material: Duro-Last installed: 2010
CEILING CLEARANCE	At Center: 9' At Wall: 9'
COLUMN SPACE/CLEAR SPAN	15' column spacing (lower level)
FLOOR	Concrete-Reinforced (prior auto showroom)
UTILITIES - ELECTRICAL SERVICE	200 amp
UTILITIES - GAS SERVICE	Natural Gas
UTILITIES - WATER SERVICE	Municipal
UTILITIES - SANITARY SEWER	Municipal
HVAC - HEATING	Main level: 2 furnaces / Lower level: 2 furnaces
HVAC - A/C	1 roof-top unit and 2 exterior ground level units
LIGHTING	Fluorescent and LED
STAIRWAY	Main stairway, rear stairway, emergency stairway
ENTRANCES	Main level: 2 entrances / Lower level: 1 entrance
SERVICE DOORS	Lower level: 2
PARKING	Main level: street parking / Lower level: 100+ spaces
FIRE PROTECTION SYSTEM	Wet
SECURITY	Yes
IT/TELECOM/DATA	Yes; Spectrum Hi-speed
OTHER	Business tangible assets and inventory to be included
TAX ID/PIN	251-3106-123-0288
ZONING	Business

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## 2020 Demographics

	1 MILE	5 MILES
POPULATION	4,823	13,446
HOUSEHOLDS	2,310	6,161
AVG HOUSEHOLD INCOME	\$49,011	\$56,884
TOTAL EMPLOYEES	3,353	9,167

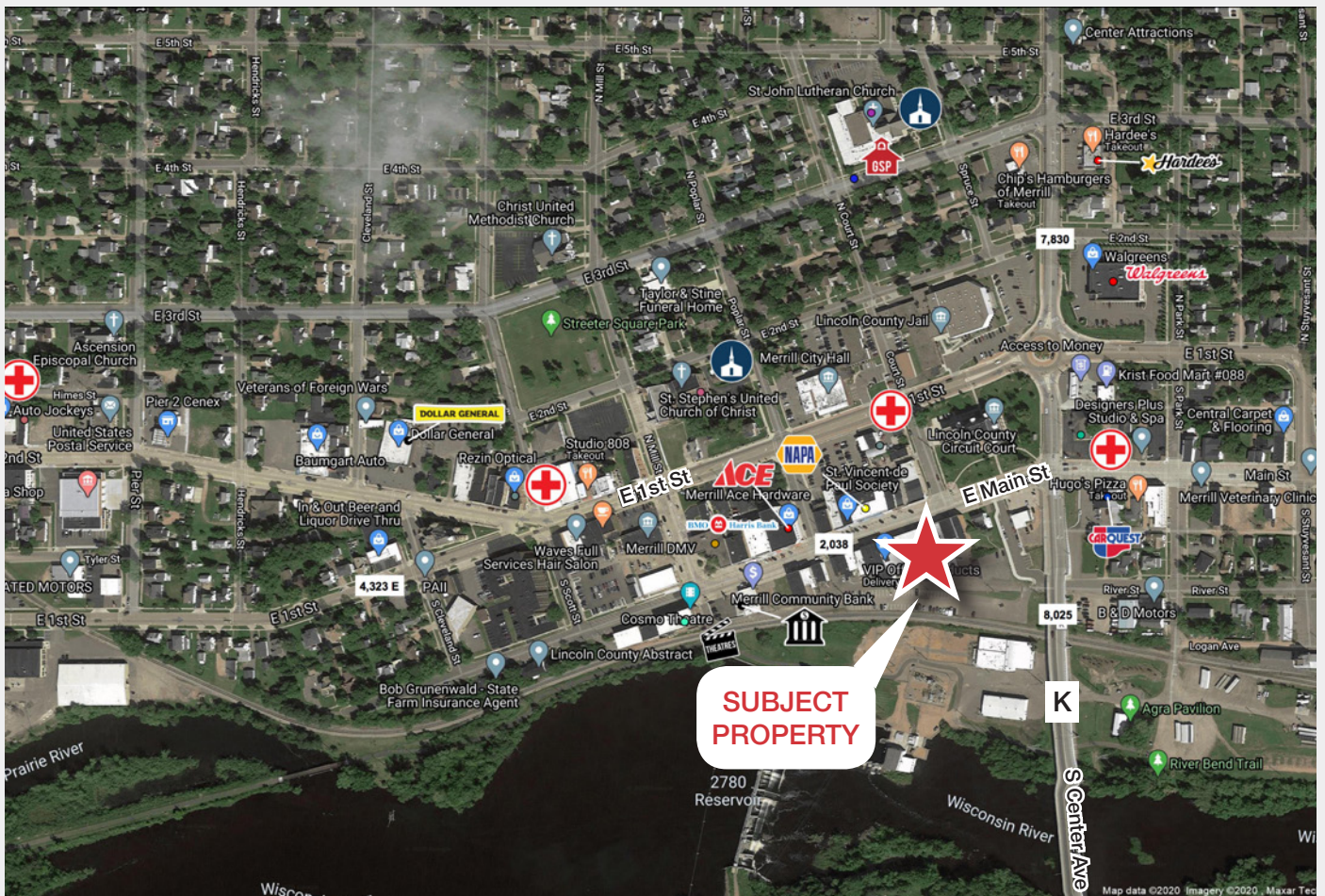
## GIS Map



## Daily Traffic Counts

S CENTER AVE	8,025
E MAIN STREET	2,038
E 1ST STREET	4,323

## Area Business Map



## STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective 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 NAI Pfefferle (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:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- 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.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- 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.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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 or 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.

*No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.*

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
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 or provide that information to the Firm or its Agents by other means. 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 to the Firm and its Agents)

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

### 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.

### 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.