



## 1205 Merrill Avenue

Wausau, WI 54401

PRIME LOCATION - Former A&W restaurant space available for lease.

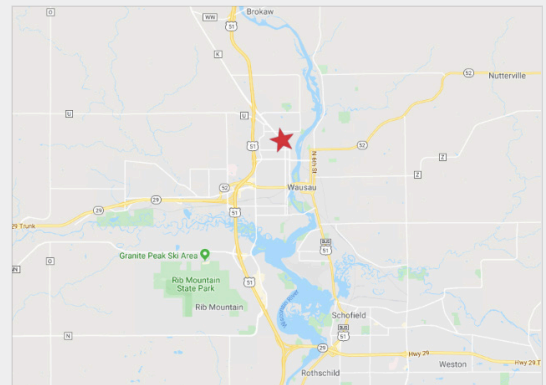
Property has drive-up window and dedicated traffic lane.

All restaurant equipment and POS System\* are included. Itemized equipment list is on next page.

Building is in great condition with ample parking.

Located close to Hwy 51 interchange and Northcentral Technical College.

High traffic and high visibility location.



<b>PRICE</b>	<b>\$2,000 / MO</b>
SF AVAILABLE	1,771
PARKING	Ample
ZONING	Commercial

For more information:

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For Lease

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Wausau, WI 54401

	Dimensions	Square Foot
Seating/Kitchen	32 x 45	1,440
Bathrooms	10 x 11, 10 x 7, 180 x 50%	90
Foyer	6 x 8	48
Freezer	7 x 12	84
Cooler	4 x 8	32
Dry Storage	7 x 11	77
	<b>TOTAL</b>	<b>1,771</b>

There are a number of shared spaces between the c-store and restaurant, such as dry storage areas, bathrooms, parking and freezer/cooler.

There are also shared expenses. For example, the c-store has always paid for snow plowing while the restaurant has always paid for garbage pick-up. If someone were to be interested in the restaurant area, we would have to write an understanding of these types of issues as they exist today, or negotiate them.

Seating	
8 - Four Place tables & chairs	32
4 - Booths	18
Hi-top counter	5
<b>TOTAL</b>	<b>55</b>

Equipment	
Perlick mug washer with racks	Office computer and printer
Root beer mixing system with 2 storage tanks	Soda BIB rack holds 16 boxes
Frymaster gas fired 2 bay, 4 basket fryers w/baskets, and 10 preset cook timers for each of the 4 bays. Fryer is set up to pump used oil to a storage tank which is periodically picked up from a port in the drive-thru.	Duke hot food (fried & baked) holding system, 5 bays with containers
Prince Castle bun and bread toaster	Dele Field four foot refrigerated sandwich prep
36 inch Vulcan gas fired grill and stand	70 inch hood over grill and fryer
Sink four compartments	28 inch Castle Hoffman fried food holder
Drive-thru window	11 head drive-thru fountain system with ice bin
Round Up roller grill for hot dogs and brats	Heated finished sandwich holder, 30 inch
Two position POS system each with monitors at front counter and drive-thru	POS computer and operational software
4 Kitchen food order monitors/bump bars	Stainless back bar with ice cream well
Back bar refrigerated base unit	9 ft. LED 12 panel menu board
2 bays - Taylor soft mix ice cream machine	Outside preview menu board
Outside menu board	3M noise canceling drive-thru headset system
Juke box and sound system	Two separate security camera system
Per Mar security system	12 ft. front counter with mug froster and ice bin
Hamilton Beach shake machine	Lobby fountain with 10 ft condiment bar
Self-serv fountain system in lobby	Garbage receptacles with mug rack on top
Outside parking lot ID/logo pole	

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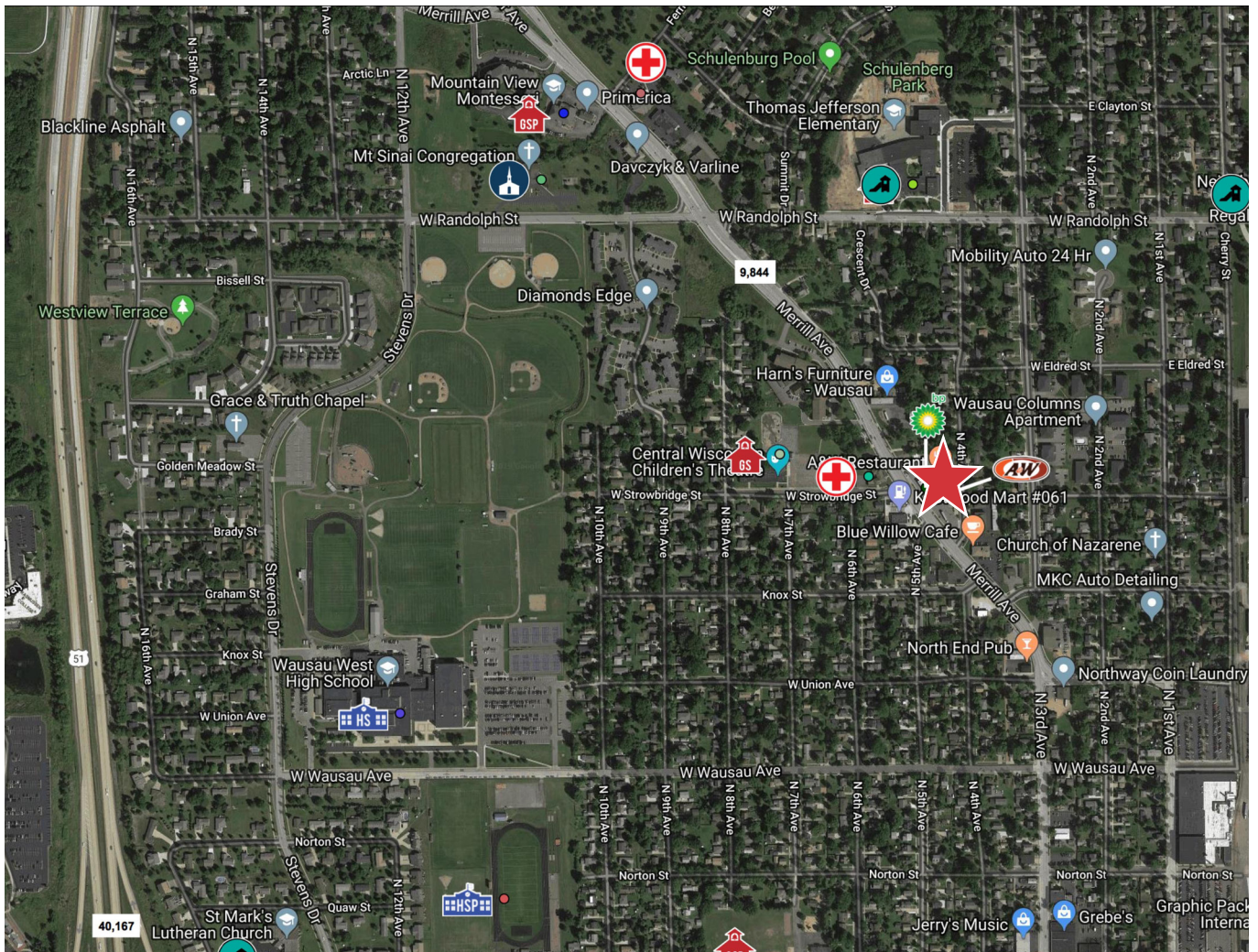
## 2019 Demographics

### Daily Traffic Counts

MERRILL AVENUE	9,844
W BRIDGE STREET	16,158
US HIGHWAY 51	40,167

	1 MILE	5 MILES
POPULATION	9,455	49,846
HOUSEHOLDS	4,247	21,982
AVG HOUSEHOLD INCOME	\$41,346	\$54,472
DAYTIME POPULATION	5,493	45,718

### Aerial View



## NON-RESIDENTIAL CUSTOMERS

# 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.