

# FOR SALE

## RETAIL



3111 Wellington Ct, Janesville, WI 53546

## FREESTANDING RESTAURANT

### Property Information

#### SIZE

8,032 SF

#### PRICE

\$1,500,000

#### FEATURES

- Drive-thru
- Adjacent to two hotels
- Pylon signage with interstate visibility



**Mandy Witt**

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**McGUIREMEARS.COM**

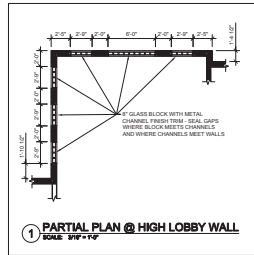
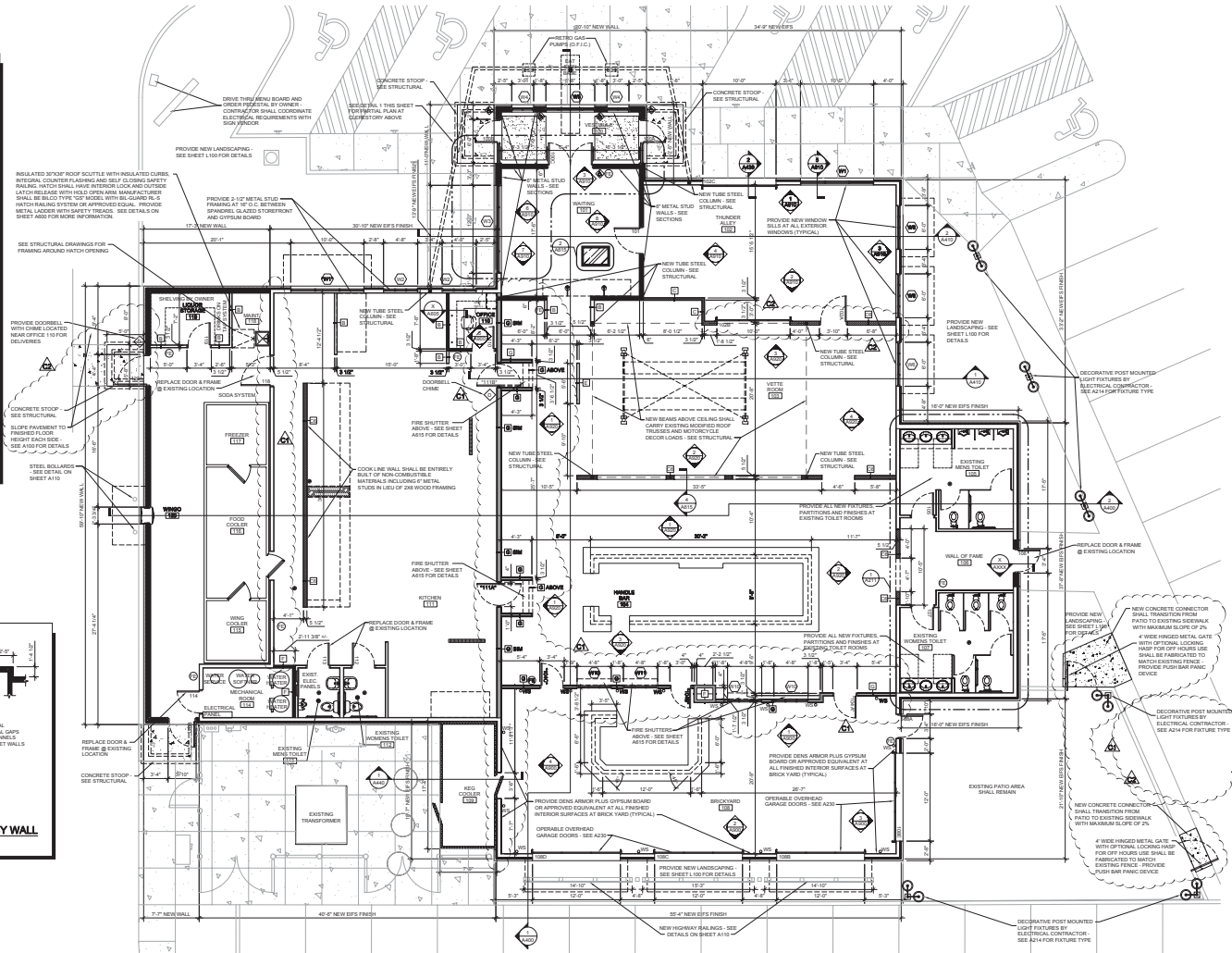
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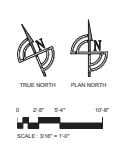
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## FLOOR PLAN

SYMBOL LEGEND	
	ROOF
	ROOM NAME - NUMBER
	REVISION REFERENCE MARK
	DOOR REFERENCE MARK
	EXISTING DOOR REFERENCE MARK
	ELEVATION DETAIL SYMBOL
	ELEVATION DETAIL NUMBER
	ELEVATION DETAIL SHEET
	SECTION DETAIL SYMBOL
	DETAIL NUMBER
	DETAIL SHEET NUMBER
	PARTITION TYPE SYMBOL (SEE SHEET 118)
	FLOOR BEAM
	TIME CLOCK
	F.O.C. OWNER FURNISHED, INSTALLED BY CONTRACTOR
	ACCENT WALL
	FIRE EXTINGUISHER
	DOOR DENOTES FIRE RATED DOOR AND FRAME ASSEMBLY
	CORNER GUARD (SEE 409)
	WALL SCONCE
	COAT RACK
	NOT IN CONTRACT
	AUTOMATIC DOOR OPERATOR (PUSH BAR)
	VOICE INTERCOM



- GENERAL NOTES**
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. DIMENSIONS ARE FRAMING MEMBERS AT 4\"/>
  - CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND RECYCLING/DISPOSAL OF ALL CONSTRUCTION DEBRIS. SEE SPECIFICATIONS MANUAL FOR DETAILED INFORMATION.
  - CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION ACTIVITIES AS WELL AS SCHEDULING AND COORDINATING PRODUCT PLACING.
  - WORK AREAS MUST BE PROTECTED FROM ALL CONSTRUCTION ACTIVITIES AS WELL AS ALL FIP PANELING, PLUMBING, CERAMIC TILE, STAIRS, MOP BASKINS, SINKING KITCHEN EQUIPMENT, REFRIGERATOR AND SPLITS ARE LIKELY TO OCCUR AND WHERE NOTED OTHERWISE ON SHEET.
  - ALL PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE FIRE CALKED AND RATED PER CODE TO MAINTAIN EXISTING ASSEMBLY'S ORIGINAL CONSTRUCTION INTENT (TYPICAL).
  - CONTRACTOR SHALL LOCATE AND INSTALL ALL FIRE EXTINGUISHERS PER THE REQUIREMENTS OF NFPA 10 AND ADDITIONAL REQUIREMENTS OF THE LOCAL FIRE MARSHAL. PROVIDE AT ALL EXITS AND AT INTERIORS SHOWN. COORDINATE LOCATIONS WITH OWNER AND VERIFY WITH LOCAL FIRE MARSHAL FOR ALL INTERIOR LOCATIONS.
  - GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING ACCESS TO JOB SITE FOR UTILITIES AND EQUIPMENT PROVIDED BY OWNER'S SEPARATE CONTRACTORS. THIS MAY REQUIRE DELAYING NOTIFICATION, OR REMOVING AND RESTORING CEILING, WALLS, DOORS, WINDOWS, FINISHES, ETC. UNTIL EQUIPMENT DELIVERY/INSTALLATION IS COMPLETE.
  - PROVIDE BLOCKING WITH PARTITIONS FOR WALL-HUNG FIXTURES OR FURNITURE. COORDINATE FURNITURE LOCATIONS WITH OWNER.
  - BEVERAGE DISPENSER SYSTEM INCLUDES EQUIPMENT SUPPLIED AND INSTALLED BY THE OWNER'S FOODSERVICE EQUIPMENT CONTRACTOR. REFER TO FOODSERVICE EQUIPMENT CONTRACTOR'S SHOP DRAWINGS AND SPECIFICATIONS FOR DIMENSIONED LOCATIONS AND ADDITIONAL DETAILS. CONTRACTOR SHALL RESERVE EXISTING DISTRIBUTION CONDUITS WHEREVER POSSIBLE AND PROVIDE NEW RUNS WHERE REQUIRED.
  - CONTRACTOR SHALL PROVIDE FIRE RESISTANT WALL EXPOSED PLUMBING AT HATCH/ACCESSIBLE SINK LOCATIONS THROUGHOUT.
  - PLUMBING CONTRACTOR SHALL INSPECT, AUGER AND PROVIDE VISUAL EVIDENCE THAT ALL DRAIN LINES ARE COMPLETELY CLEAR OF DEBRIS. CONTRACTOR SHALL CONDUCT TIGHT LEAK TESTS TO ALL NEW AND EXISTING FIXTURES TO DETERMINE IF WATER SUPPLY IS SUFFICIENT TO PROVIDE APPROPRIATE PRESSURES TO EACH FIXTURE PER OWNER REQUEST.

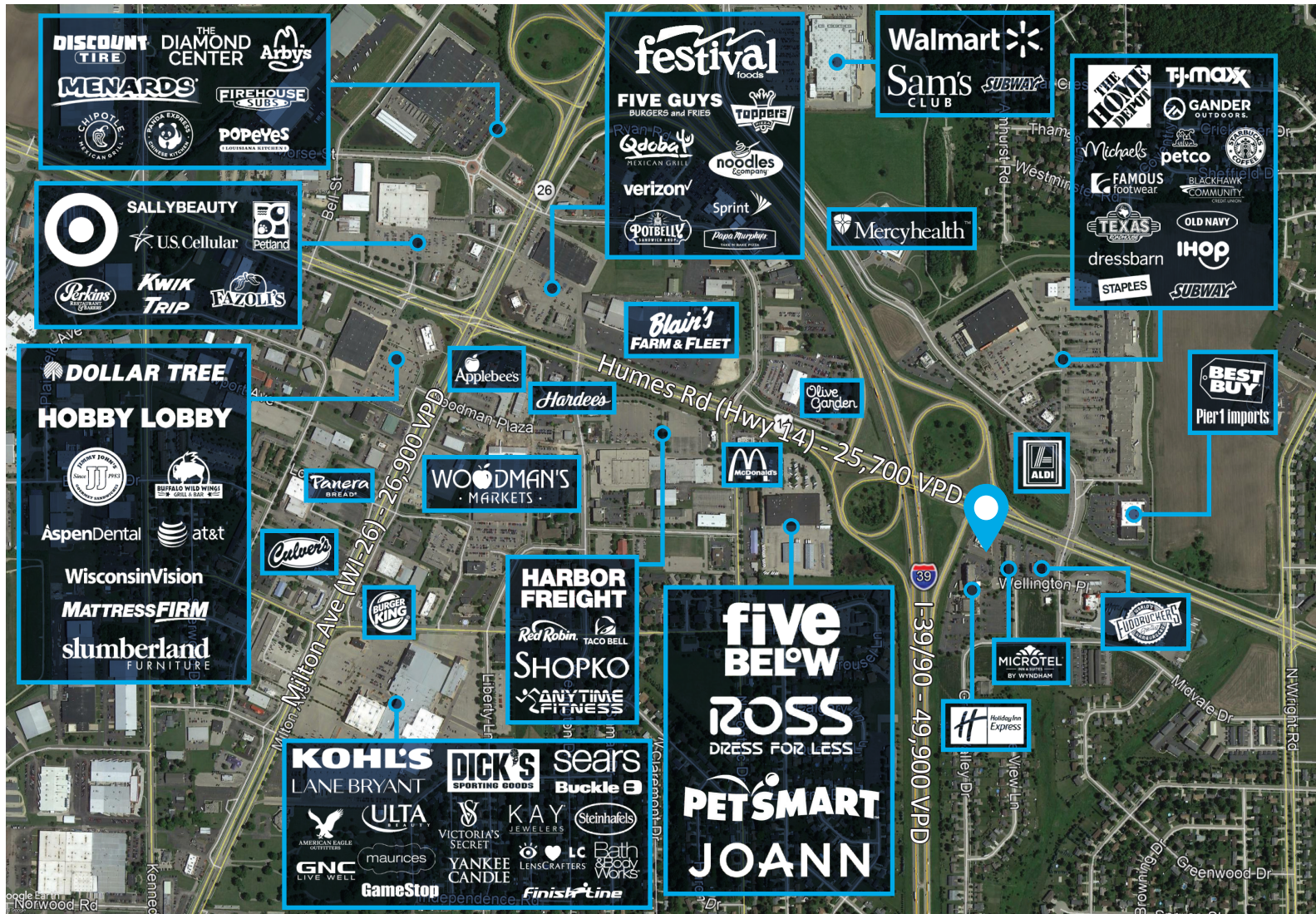


**QUAKER STEAK & LUBE** BEST WINGS USA

COORDINATE THE WORK SHOWN ON THIS SHEET WITH ALL OTHER DRAWINGS, SPECIFICATIONS, AND SHOP DRAWINGS FOR THE ENTIRE PROJECT, INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, ELECTRICAL, HVAC, PLUMBING, FIRE PROTECTION, FOODSERVICE AND WORK BY OWNER. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL THE TRADES, INCLUDING TRADES DIRECTLY EMPLOYED BY OWNER.

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## NEARBY AMENITIES



DEMOGRAPHICS	1-mi.	3-mi.	5-mi.
Population	9,184	39,333	65,611
Total # of Households	3,975	16,278	26,899
Avg. Household Income	\$58,553	\$74,019	\$70,245

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# STATE OF WISCONSIN

## BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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:

### BROKER DISCLOSURE TO CUSTOMERS

You are the 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 the 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 (see "Definition of Material Adverse Facts" below).
- 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 "Confidentiality Notice to Customers" below).
- 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 a broker's duties 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 and 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 "Definition of Material Adverse Facts" 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 by 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.

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



**McGUIRE MEARS & ASSOC.**