



SALE BROCHURE

Balsam Lake Lodge & Restaurant

264 CTY RD I

Balsam Lake, WI 54810

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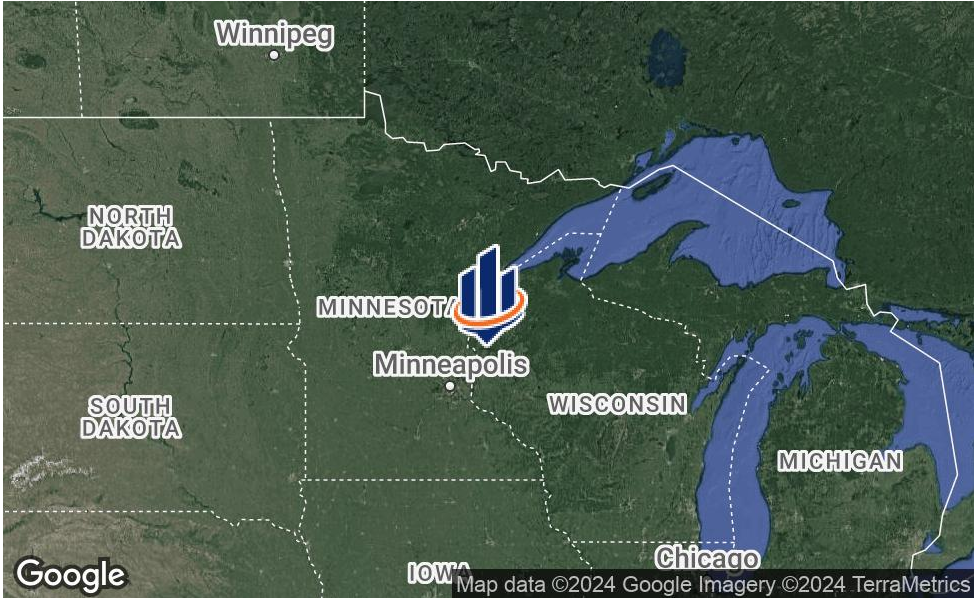
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PROPERTY SUMMARY



OFFERING SUMMARY

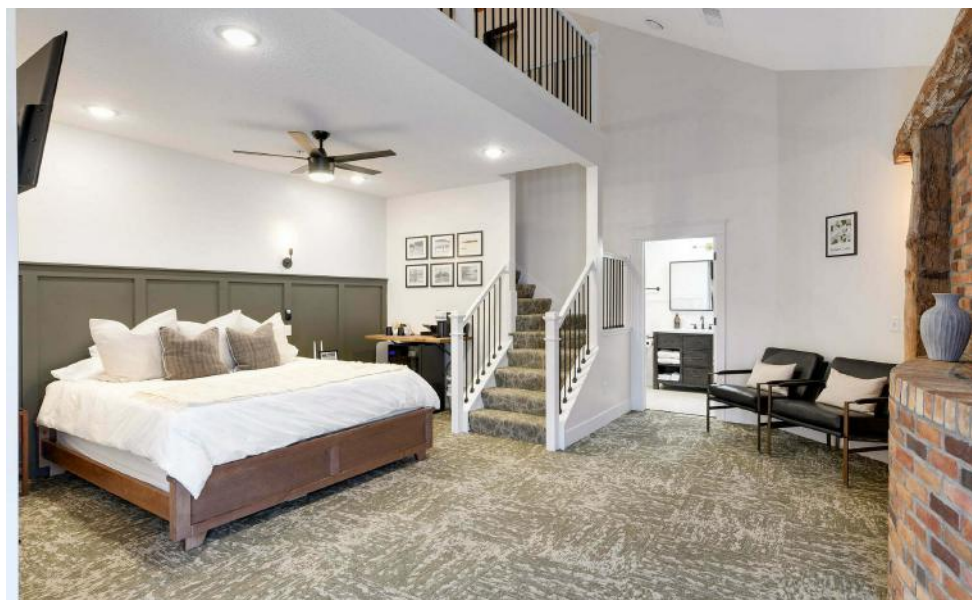
SALE PRICE:	\$3,495,000
CAP RATE:	7.66% / 10.44% (2024 Pro Forma)
SUITES / SLEEPS:	10 Suites / Sleeps 34
BUILDING SIZE:	13,000 SF
LOT SIZE:	3.17 Acres
YEAR BUILT/RENOVATED:	2004/2023
ZONING:	G2-Commercial

PROPERTY OVERVIEW

SVN | Northco is pleased to present the sale of Balsam Lake Lodge & Restaurant, an established bar & restaurant with boutique lakeside lodging on beautiful Balsam Lake in northwestern Wisconsin ("Property"). The Property offers 10 luxurious suites including a variety of room types, and there is a well-known bar & restaurant with spacious outdoor patio seating on the main floor. The facilities on the Property are well suited for any number of events from corporate retreats to holiday parties and weddings. The Property is nestled on the shore of one of Wisconsin's most pristine lakes and offers boat rentals and multiple boat slips.

PROPERTY HIGHLIGHTS

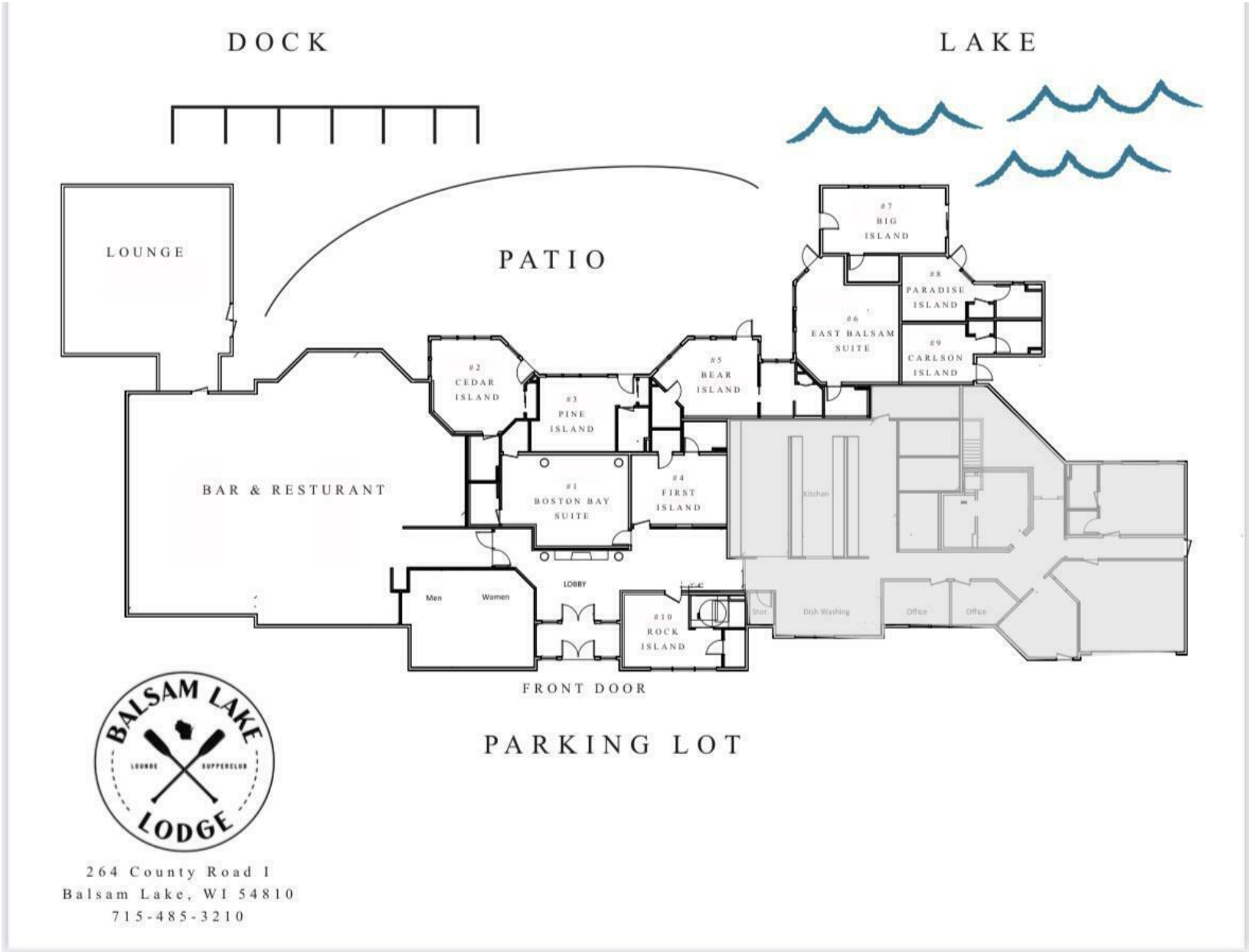
- Established bar & restaurant with ample outdoor seating
- 10 luxurious modern suites, built in 2021, with a selection of room types
- Located on the shore of one of Wisconsin's most pristine and well-known lakes, Balsam Lake
- Amenities include boat rentals, multiple boat slips, on-site dining, banquet facilities, and more



SALE HIGHLIGHTS

- Year-round business operation
- Lodging amenities include a mini fridge, wet bar, coffee maker, microwave, television, toiletries, free WiFi, free parking, and fax/photocopy facilities
- The restaurant is open 5 days a week - currently closed on Tuesdays & Wednesdays
- Weekly events such as Bingo, Live Music, Iceman 500, and more are open to the public
- Spacious event facilities are well suited for any number of events such as corporate retreats, weddings, birthday parties, anniversaries, and more
- Buildings include, one (1) main Lodge with 10 units, one (1) garage, one (1) dry storage building, and two (2) offices
- A new roof will be installed in the Spring of 2024
- Development potential exists in the form of additional units and/or amenities
- Listing website: <https://northco.com>
- Business website: <https://balsamlakelodge.com/>

PROPERTY MAP



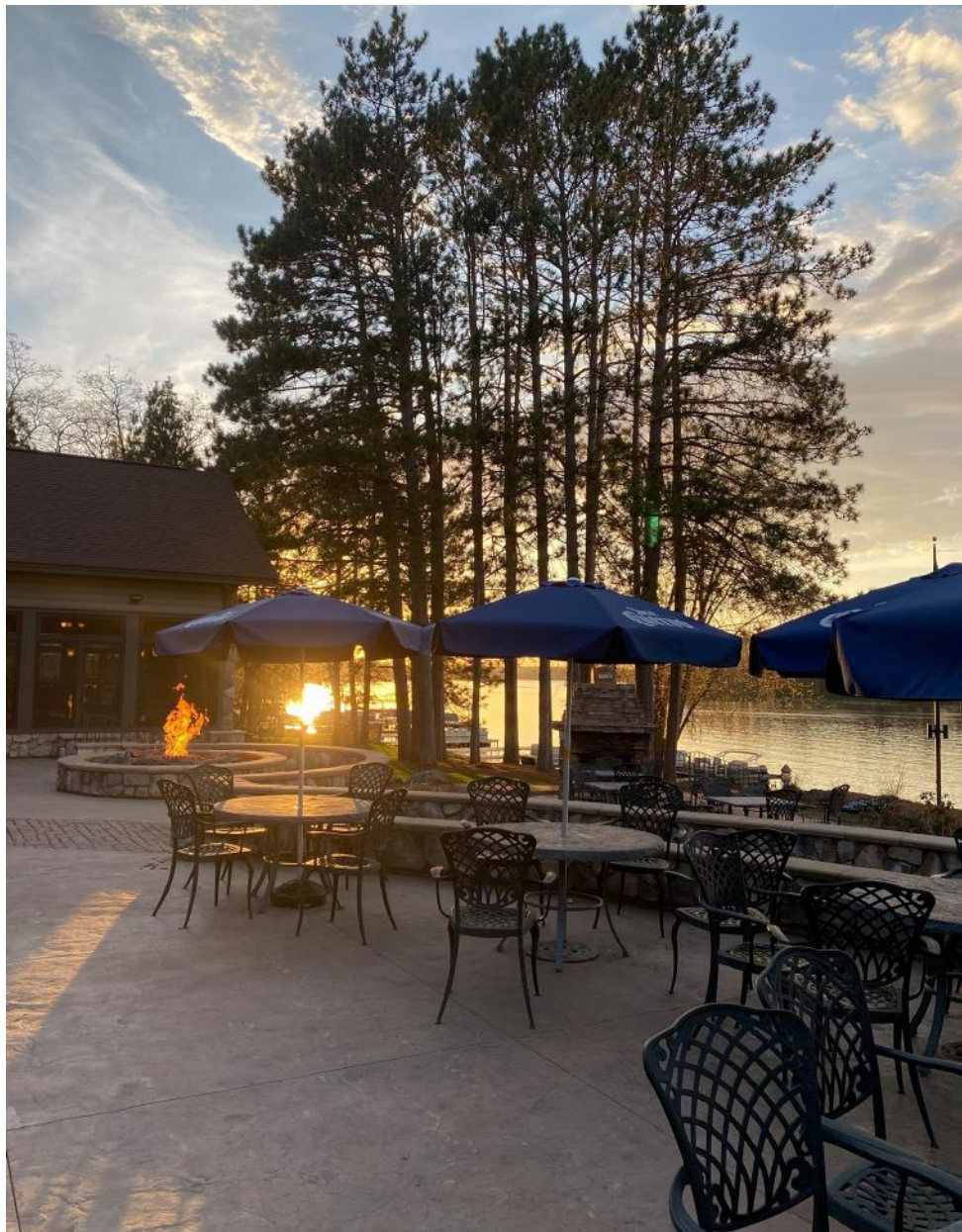
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS - CONTINUED



LOCATION OVERVIEW



BALSAM LAKE, WI

The property is located in Balsam Lake, WI on the shore of one of Wisconsin's most pristine lakes, Balsam Lake. The lake is 1,901 acres and is located in Polk County with a maximum depth of 37 feet. Balsam Lake is a year-round vacation destination in the Northern part of Wisconsin and is known for its golf, shopping, hunting, snowmobile trails, and great fishing for panfish (bluegill, sunfish, crappie, yellow perch, and bullhead), and sport fish such as largemouth bass, walleye, and northern pike. Balsam Lake is dotted with islands and bays and is a popular destination for outdoor enthusiasts that love fishing, skiing, boating/sailing. Other area activities include hiking trails, biking trails, horseback riding, snowmobile trails, cross-country skiing/snowshoeing trails, ATV trails, and more.

Distances from larger cities

Minneapolis / St. Paul Metro - 65 miles northeast of Minneapolis / St. Paul

Duluth, MN - 106 miles south of Duluth

Fargo, ND - 286 miles east of Fargo

Milwaukee, WI - 329 miles northwest of Milwaukee

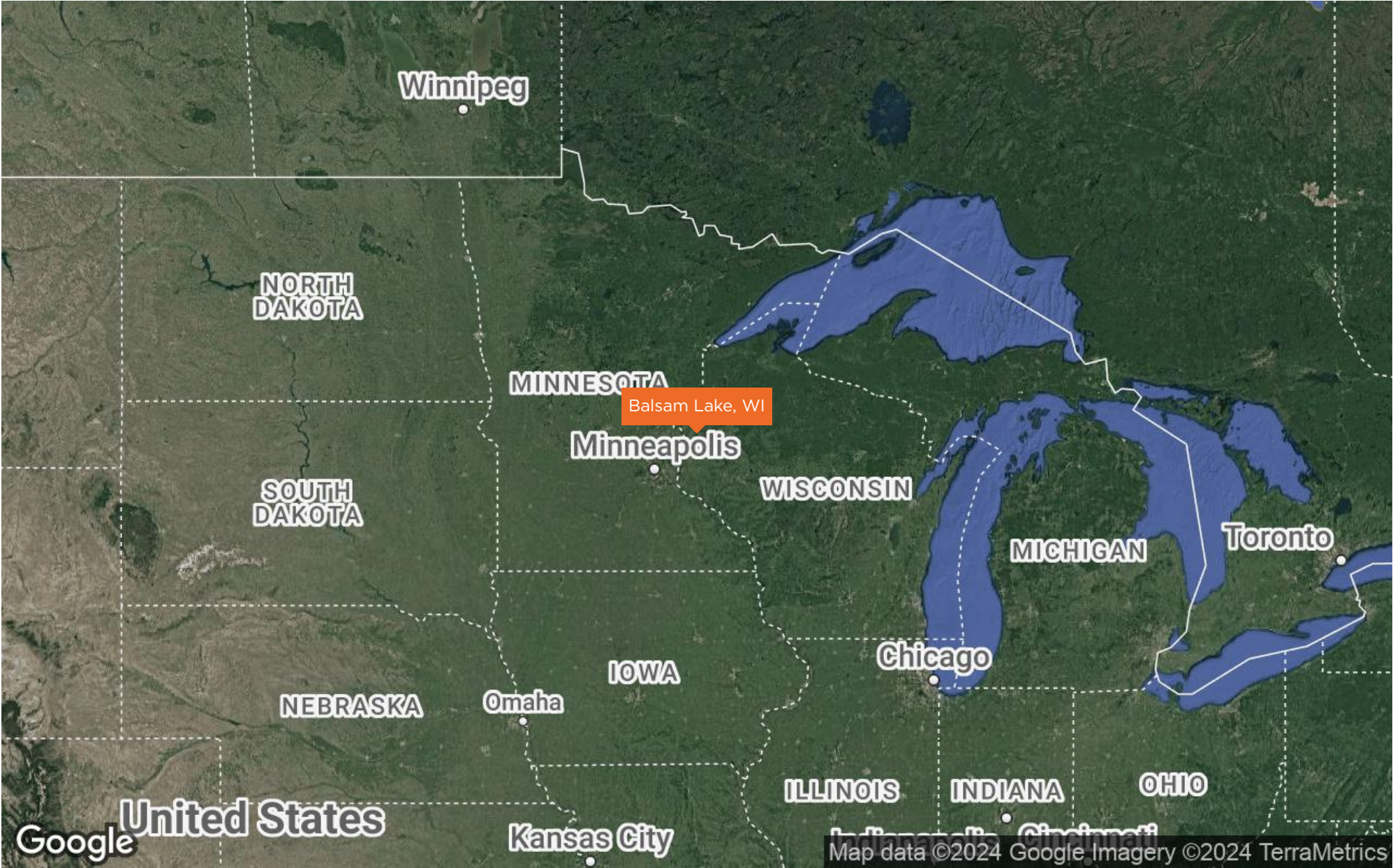
Chicago, IL - 400 miles northwest of Chicago

Local airports include Eau Claire (85 miles) and Rhinelander (160 miles). Nearby International airports include Duluth International Airport (106 miles) and Minneapolis-Saint Paul International Airport, Minneapolis (65 miles).

LOCATION MAP



REGIONAL MAP



AERIAL MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION 60 MILES 120 MILES 240 MILES

TOTAL POPULATION	2,845,487	5,313,897	10,134,492
AVERAGE AGE	38.7	39.4	40.3
AVERAGE AGE (MALE)	37.7	38.4	39.3
AVERAGE AGE (FEMALE)	39.6	40.3	41.3

HOUSEHOLDS & INCOME 60 MILES 120 MILES 240 MILES

TOTAL HOUSEHOLDS	1,201,411	2,286,690	4,664,011
# OF PERSONS PER HH	2.4	2.3	2.2
AVERAGE HH INCOME	\$92,539	\$90,001	\$78,133
AVERAGE HOUSE VALUE	\$261,144	\$255,665	\$218,334

* Demographic data derived from 2020 ACS - US Census

