

**Restaurant
For Sale**



Offering Memorandum:

Lake Nebagamon Dairy Queen

6896 S Lake Ave, Lake Nebagamon, WI 54849

RE/MAX
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Property Overview



Building Information:

Sale Price:
\$375,000

Building Size:
1267 Sq. Ft. (Restaurant)
696 Sq. Ft. (House)

Lot Size:
0.25 Acres

Zoning:
C1 - Commercial

Year Built:
1953

Floors:
1 Floor

Real Estate Taxes:
\$1,924.00 (2022)

Parking:
On-Street
Public Docks (Boat Traffic)

Heating/Cooling:
Forced Air/Natural Gas
Mini-Splits (AC)

Construction:
Concrete Block

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Sale Information

Highlights:

- Iconic Business
- Boat Traffic (Public Docks)
- Outdoor Seating with lake views
- Full "Grill & Chill"
- Currently Owner-Operated with Potential for Growth
- Potential Rental Income from House

Here is your chance to own one of the most iconic businesses in Lake Nebagamon! The Dairy Queen has been a local favorite for decades. Almost everyone in the area has memories of taking a boat ride around the lake and stopping for ice cream.

The restaurant is a seasonal Dairy Queen, and is a full "Grill & Chill." The property includes the business asset (P&L available up executing NDA), all FF&E, the restaurant building, and the house behind it (2001). The restaurant is only one block from the waterfront, and the public docks. It features both indoor seating and an outdoor deck with views of the lake. Inside, there are plenty of newer fixtures and equipment including walk-in new freezers.

The one bed, one bath house could be used as either a rental or a place for the manager to live during the peak season. Don't miss your opportunity to own an iconic business. Call for more information today!

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Local Area
Overview



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Demographics: Esri Data

Criteria Used for Analysis

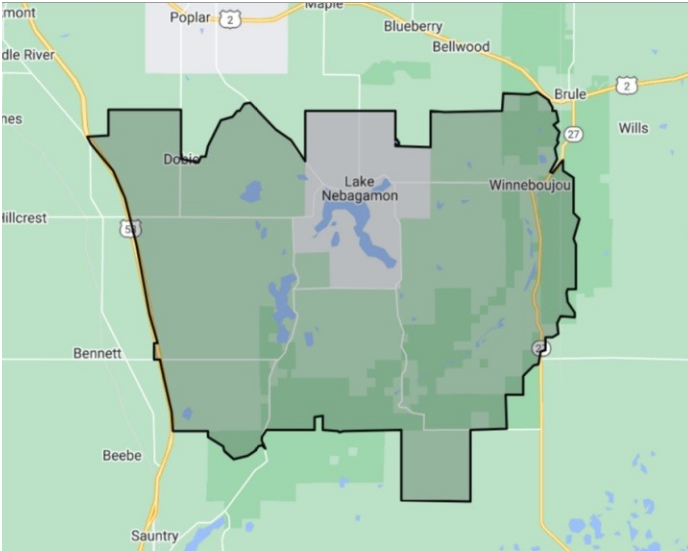
Median Household Income	Median Age	Total Population	1st Dominant Segment
\$73,574	49.8	2,008	The Great Outdoors

Consumer Segmentation

Life Mode What are the people like that live in this area?	Cozy Country Living Empty nesters in bucolic settings	Urbanization Where do people like this usually live?	Rural Country living featuring single-family homes with acreage, farms, and rural resort areas
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Top Tapestry Segments

	The Great Outdoors	Green Acres	Rural Resort Dwellers
% of Households	497 (55.7%)	356 (39.9%)	39 (4.4%)
% of Douglas County	1,786 (9.3%)	607 (3.2%)	1,014 (5.3%)
Lifestyle Group	Cozy Country Living	Cozy Country Living	Cozy Country Living
Urbanization Group	Rural	Rural	Rural
Residence Type	Single Family	Single Family	Single Family or Seasonal
Household Type	Married Couples	Married Couples	Married Couples Without Kids
Average Household Size	2.41	2.66	2.19
Median Age	48.3	44.8	55.4
Diversity Index	44.5	36.4	29.7
Median Household Income	\$73,600	\$94,600	\$63,800
Median Net Worth	\$235,500	\$347,000	\$238,900
Median Home Value	\$322,900	\$300,900	\$272,600
Homeownership	81.2 %	87.9 %	84.6 %
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
Education	High School Diploma	High School Diploma	High School Diploma
Preferred Activities	Prefer domestic travel to trips abroad. . Own pet dogs or cats.	Pursue physical fitness vigorously, . Active in communities and social organizations.	Spend time with their spouses and maintain a social calendar . Go freshwater fishing, hunting and motorcycling.
Financial	Do-it-yourself oriented and cost conscious	Comfortable with debt, and investments.	Shifting to low-risk assets
Media	Watch CMT, History Channel, Fox News	Provided by satellite service, radio and television	Taste in TV shows reflects their hobbies
Vehicle	Own 4-wheel drive trucks	Late model trucks SUVs, ATVs and motorcycles	Own older, domestic vehicles



Lake Nebagamon, WI

Interior Photos



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