

# COMMERCIAL SPACE

# + 3 ACRES FOR SALE



Property will be sold "as is" with no prorations for real estate taxes, rents, insurance, private and municipal charges, assessments, fuel, etc. No realtor commissions. Purchase price includes all of the building's contents.

Buyer to pay all closing costs, title insurance and transfer fees. Seller has authority to accept or reject any and all bids.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities, recorded building and use restrictions and covenants and general taxes levied in the year of closing.



## PROPERTY DESCRIPTION

- Subject site is at 1415 West Wisconsin Street on the south side of State Highway 16 just west of Industrial Drive on the City of Sparta's west side.
- The parcel is approximately 130,784 square feet (3 acres). 30-foot wide drainage easement along west property line and storm sewer easement at the southwest corner of the property. Usable area of the site is estimated to be 117,182 square feet (2.7 acres). Site is mostly level about 3 to 4 feet below grade of State Highway 16.
- The Wisconsin DOT owns 0.16-acre parcel at the northeast corner of the subject site. This section is used for access to the subject property and the multiple tenant retail buildings to the east of the property.
- The property has 280 feet of frontage along State Highway 16 and a depth of 480 feet on the west and 428 feet on the east.
- Ingress and egress is by a shared driveway with the adjacent property owner to the east.
- Most recent average daily traffic count from 2014 along West Wisconsin Street (Highway 16) is 11,400 vehicles per the Wisconsin Department of Transportation.
- Zoned B-2 Highway Business District by the City of Sparta.
- The 20,108-square foot commercial building was previously used for a 12-lane bowling alley, bar, and banquet facility.
- Built in 1997 with pre-engineered steel construction on a concrete slab with steel siding and steel roof cover.
- Interior consists of an entry, 12-lane bowling alley with seating area, two large multiple fixture restrooms, bar and seating area, kitchen, meeting room, locker room, pro shop with work shop, and banquet room. Walk-in cooler built off the west side of the building. The majority of the floor coverings throughout are carpet and vinyl with the exception of a wood dance floor in the banquet area and ceramic tile in the restrooms. Painted drywall walls throughout with acoustical tile ceilings and recessed lighting.
- The bowling alley has 12 lanes with automatic pin setters and below floor ball returns. The lanes, scoring computer, monitors, and seating are all approximately 20 years old.
- The main banquet room is on the south side of the building. It is approximately 4,260 square feet and can seat in excess of 400 people. The windows are fixed and there is a small canopy over the entrance to the banquet hall on the south side of the building.
- Between the bowling alley and banquet room are the restrooms, bar, kitchen, and manager's office. The bar has seating at the bar with some additional tables.
- The ceiling height is 9'6" in the bar and banquet area. The floor steps down to the bowling lanes and is lower at the north end of the building in the ball return area.
- The restrooms both have eleven fixtures.
- The building does not have a sprinkler system.
- HVAC is two gas-fired, forced-air furnaces with central air conditioning. Main electrical service is 1200 amps. Two gas-fired water heaters that are 80 gallons each.
- Municipal utilities provided.
- Significant areas of deferred maintenance including floor and wall coverings, ceiling tiles, restrooms, exterior pavement, and landscaping.
- Asphalt-paved parking area for approximately 115 vehicles. Pavement is original. Four parking lot light fixtures.
- Personal property consists of bar-related items (coolers, walk-in coolers, neon lights, tables, stools, and chairs), kitchen-related items (grills, proofing ovens, upright freezers and coolers, stainless steel sinks and tables, kitchen utensils, etc.), and bowling alley equipment (lanes, pin setters, ball returns, scoring monitors, seats, lane cleaner, balls, shoes, etc.). Total appraised value as of 9/17/18 was \$77,000.
- The property is not located in a flood hazard zone.
- 2017 Assessed Value of \$969,900.
- 2017 taxes of \$20,705.53.
- Asking price is \$399,900.

**FOR MORE INFORMATION  
OR TO VIEW THIS PROPERTY**

**608-269-2162**