

THE USONIAN INN

E5116 Hwy 14, Spring Green, WI 53588



OFFERING SUMMARY

SALE PRICE:	\$699,000
NUMBER OF ROOMS:	11
LOT SIZE:	2.26 Acres
BUILDING SIZE:	5,584 SF
ZONING:	B3
PRICE / SF:	\$125.18

PROPERTY OVERVIEW

Historic Motel for Sale in popular destination town, Spring Green. Features onsite apartment living quarters and 11 unique motel rooms. Quaint setting and building is designed in the Frank Lloyd Wright style of the early 1950's.

PROPERTY HIGHLIGHTS

- Historically designated Landmark
- Designed by Frank Lloyd Wright apprentice
- In 2019 built 4 car detached garage (cost of \$65,000)
- Rooms all updated while keeping with original intent

KW COMMERCIAL
200 River Place,
Ste. 130
Monona, WI 53716

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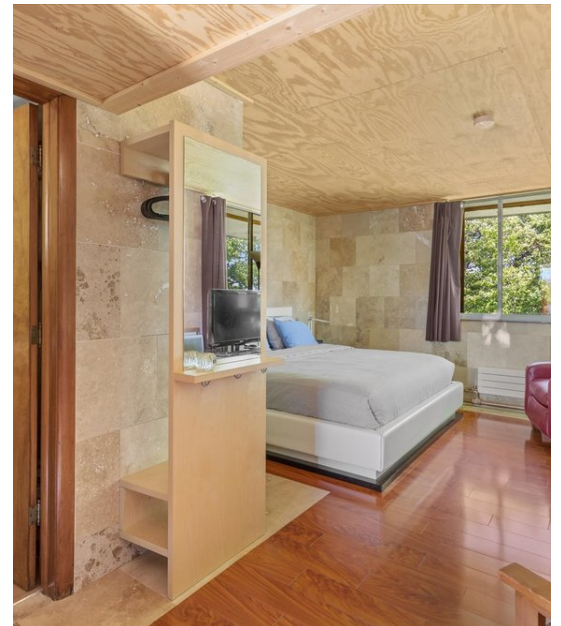
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HOSPITALITY FOR SALE

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MORE ABOUT THE HISTORY OF THE USONAIN INN



Nestled in a park-like setting just blocks away from the downtown shops and restaurants, the Usonian (yoo-so-nee-an) Inn, is Spring Green's first Taliesin inspired motel, built in an era when the wide highway could take you anywhere!

The first owners were Mr. and Mrs. John Michels – good friends of Frank Lloyd Wright and their architect Jesse C. Caraway, was one of the earliest members of Frank Lloyd Wright's Taliesin Fellowship School and home, which was located a few miles south of Spring Green across the Wisconsin River at Taliesin.

The Rest Haven Motel catered to the greatly increased automobile traffic and automobile-related tourism that was transforming the American lifestyle following the end of World War II.

Frank Lloyd Wright's apprentice - architect J.C. Caraway designed the Inn in 1948, the construction project was completed in 1952 known as The Rest Haven Motel.

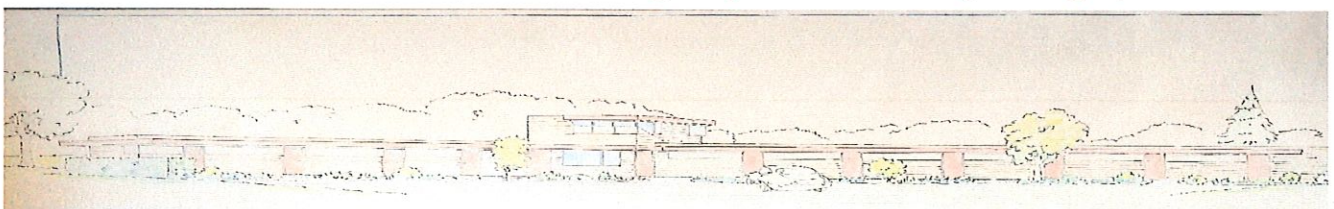
That was a historical moment; it was the FIRST and only lodging establishment on a 120-mile stretch on Highway 14 between Madison and La Crosse, Wisconsin.

After ownership changed hands and a renovation occurred in 1992, under the supervision of another of Wright's students/architect James Pfefferkorn, the name was changed to The Usonian Inn, underscoring the building's heritage as one of the Usonian Style.

We are committed to achieving environmental, social and economic sustainability at all times by embracing the Green concept at a greater speed. Alternative savings are abundant; so, we adhere to start our contribution of saving the earth -early, one project at the time and one day at the time.

The DESIGNER MAKEOVER that took place during our ownership, helped us to implement the most and the greatest sustainable concepts that are suitable for our establishment.

Caraway's motel design adapted a number of features that are closely associated with Wright's Usonian residential designs; these were developed during the years that Caraway was at Taliesin, a later design style of Frank Lloyd Wright, the master.





THE USONIAN INN LLC | Est. 1948

Spring Green's First Taliesin inspired motel
Where history meets the sustainable future!

Our historic property is now listed on The National & State Register of Historic Places, highest rated by TripAdvisor, obtained Certificates of Excellence for several years, a "Green" leader, and listed on Travel Green Wisconsin.

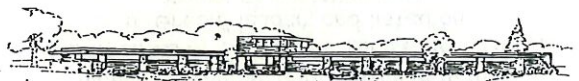
A gift & coffee shop is available in the lobby, located within walking distance to downtown, shopping, dining, other entertainment and recreational activities, such as: canoeing, bicycling, fishing, hiking and more.



Designed by Frank Lloyd Wright's apprentice, Jesse Claude Caraway; the project started in 1948 and it opened for operation in 1952. After it has gone under some refurbishing phases & some makeovers sessions, it is now offering accommodations for the 21st century's needs.

It's fresh, crisp, modernized and much more functional!

That was a historical moment; it was the only lodging establishment on the 120-mile stretch of Highway 14 between La Crosse, WI & Madison, WI.



On The National & State Register of Historic Places

The Usonian style, as conceived by Frank Lloyd Wright, is 'architecture for everyone' combining readily available materials and straight forward construction, in harmony with natural settings; nowadays known as passive solar or sustainable concept.
We are the ONE AND ONLY Usonian Motel in the world.



For reservations and more info
find us at www.usonianinn.com
email reservations@usonianinn.com
Accepting all major credit cards



This is a non-smoking and pet-free facility,
no concealed weapons are permitted in the lobby.

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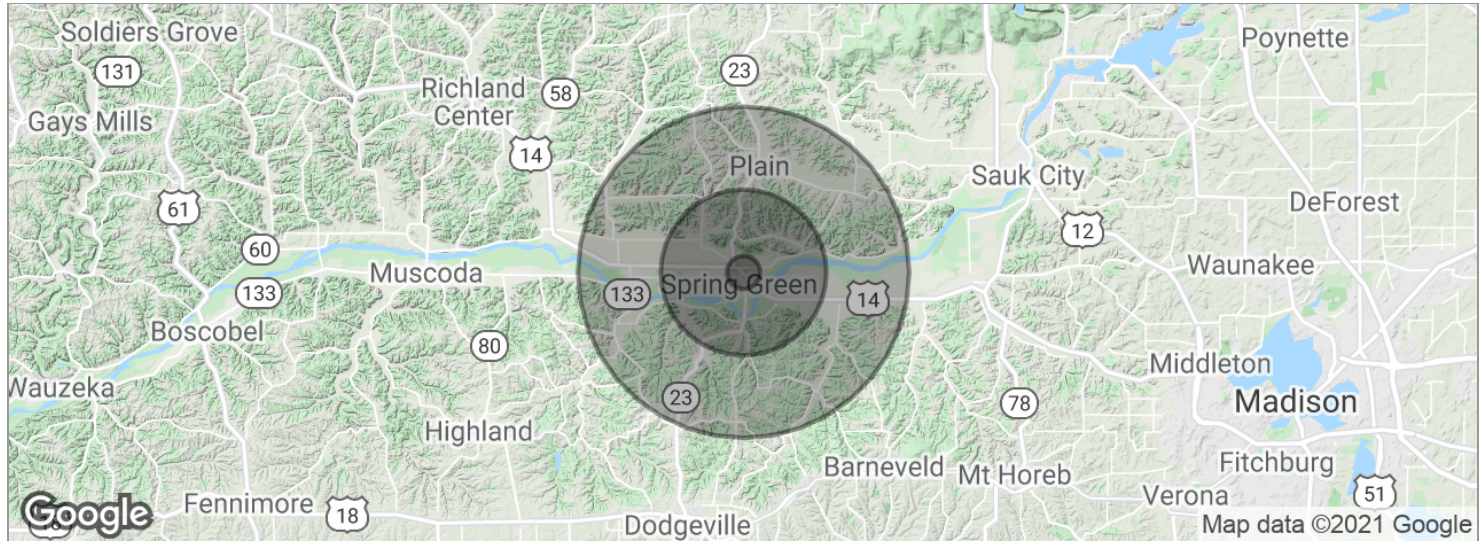
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Toll Free: 877.213.8569 | Fax 608.588.7614

Travel well. Stay well.



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POPULATION	1 MILE	5 MILES	10 MILES
Total population	120	2,262	7,997
Median age	44.6	43.9	43.5
Median age (male)	42.2	42.4	42.5
Median age (Female)	46.2	44.9	44.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	52	952	3,320
# of persons per HH	2.3	2.4	2.4
Average HH income	\$61,112	\$65,996	\$67,536
Average house value	\$197,002	\$220,753	\$230,243

* Demographic data derived from 2010 US Census

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