



[Video Tour](#)

1949001 **Active** **Business/Comm** **Price: \$789,000**
 (if lease only = annual lease amount)

550 Water St # **Village** Prairie Du Sac Q24
Prairie Du Sac WI 53578 **County:** Sauk

Trade Name: Jaybirds Cafe & Spirits **Units in Bldg:** 1

RE For Sale: Yes **Ann Rent/SqFt:** \$
Bus for Sale: No **Bldg Gross SqFt:** 5,700 *Other*
Lease Only: No **Net Leasable SF:** 5,700
of Stories: 2 **Onsite Parking:** No
Bldg Dim: 104x50 **Parking Fee/Mo:** \$ 0
Year Built: 999 *Other* **Open House:**

[Schedule a Showing](#) **Show Date:**

Hwy 12 to Sauk City. Turn right on Water St. to property on right.

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	N/A	N/A		\$ 0	\$ 0.00	\$	0
2				\$	\$	\$	
3				\$	\$	\$	

Gross Op Inc:	\$ 0	0	Est Acres:	0.3000	<i>Assessor</i>	Land Assess:	\$ 14,300
Ann Op Exp:	\$ 0		Lot Dim:			Improvements:	\$ 476,600
Net Op Inc:	\$ 0		Street Front:	75	# Loading Docks:	Total Assess:	\$ 490,900 / 2022
Zoning:	Comm		Ceiling Hgt Min:	0	Max: 0	Net Taxes:	\$ 11,714 / 2022
Parcel #:	172-0169-10000		Industrial Park:	N/A		Owner:	

Included: Equipment List; see attached, Class B Liquor License.

Excluded: Seller's personal property and any equipment not on equipment list.

Type	Retail, Restaurant/Supper Club	Building Parking	Offsite
Location	Business district, Near Major Highway	Basement	Partial, Crawl space, Poured concrete foundatn, Block foundation, Other foundation
Present Use	Restaurant/Supper Club	Seating Capacity	Over 100 persons
Exterior	Stucco	Licenses	Food, Liquor, Beer, Wine
Roofing	All flat, Rubber/membrane	Sale Includes	Equipment, Furniture
Heating/Cooling	Forced air, Central air, Zoned heating	Documents on File	Fixtures & equipment, Blue prints, Certified survey map
Fuel	Natural gas	Lease Type	None
Water/Waste	Municipal water, Municipal sewer	Tenant Pays	N/A
Features	Public rest rooms, Shared conference room, Reception area, Display window, Inside storage, Private office(s)	Miscellaneous	Waterfront, Internet - Fiber Avail
		Occupancy	Owner

Iconic building is now available in downtown Prairie du Sac along the WISCONSIN RIVER & GREAT SAUK TRAIL. Formerly Culver's Blue Spoon, more recently Jaybirds Cafe' & Spirits. Top of the line kitchen w turnkey restaurateur set-up. Wine/Deli bar; Picturesque outdoor seating; EVENT ROOM ready for bookings ~ excellent EAGLE WATCHING; Upper loft overflow. Class A site incl MODERN KITCHEN EQUIPMENT & CATERING SUPPLIES. Strong demand w/in SAUK PRAIRIE COMMUNITY to support a brew pub, wine bar, coffee shop OR potential to re-purpose ideal venue. Elevated atmosphere is primed for musicians. Sauk Prairie is bursting at its seams w an influx of growth via its hospital campus, Culver's Community Park, Lake Wisconsin community & outdoor adventurers along the state bike trail. It's here! It's now!

Two Parcels; 172-0169-10000 = 0.16 Acres, 172-0169-20000 = 0.14

ListAgt: Deanna Ballweg	37108-94	CoList: Dave Johnson	List Date:	1/17/2023	Expire Date:	6/30/2023
Pref: 608-644-2361		Pref: 608-444-4789	Subagent Comm:	3%	Electronic Consent:	Yes
deanna@firstweber.com		davejohnson@firstweber.com	BuyerAgent Comm:	3%	Exclusive Agency:	No
First Weber Inc		First Weber Inc	DOM:	2	CDOM:	2
Off: 608-643-8511 Fax #: 608-643-2318		Off: 608-643-8511 Fax #: 608-643-2318	AO Date:		Limited Service:	No
625 Water St		625 Water St	Closing Date:		Multiple Rep:	DA
Prairie Du Sac WI 53578-1026		Prairie Du Sac WI 53578-1026	Financing:		Named Exceptions:	No