



+60 yrs Iconic Madison Bakery

MLS #: 1947058	Active	Business/Comm	Price: \$490,000	
2304 S Park St	#	City	Madison	W17
Madison WI 53703		County:	Dane	
		Trade Name:	Lane's Bakery & Coffee	
<hr/>				
RE For Sale:	No	Units in Bldg:	1	
Bus for Sale:	Yes	Ann Rent/SqFt:	\$ 18.88	
Lease Only:	Yes	Bldg Gross SqFt:	4,875	<i>Seller</i>
# of Stories:	1	Net Leasable SqFt:	4,875	
Approx Bldg Dim:	75x65	Ceiling Hgt Min:	8	Max: 8
Year Built:	1966 Other	# Loading Docks:	1	
Street Frontage:	100	Parking Fees/Mo:	\$ 0	
		Onsite Parking:	Yes	

Hwy 12/18, Take the Park St Exit, turn North onto South Park St towards downtown. 2304 S Park St is in Villager Shopping Center on westside of Park St

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	10 year	12/31/2023	Yes	\$ 92052	\$ 18.88	\$ 0.00	4,875
2	10 year	12/31/2023	Yes	\$ 2067	\$ 3.44	\$ 0.00	600
3				\$	\$	\$	

Gross Op Inc: \$ 920622
Ann Op Exp: \$ 842099
Net Op Inc: \$ 78523 **Year:** 0
Net Taxes: \$ 475 / 2022

Zoning: CC-T
Est. Acres: 7.0600
Lot Size: Irregular
Parcel #: 0709-352-0406-9

Included: Business name, trademark, goodwill, Lane's recipes, UW Bucky exclusive marketing agreement, delivery van, equipment, fixtures, signs, temp controlled display cases+cooler, restaurant tables/chairs/bar stools, cash registers, edible image printer, cameras, sound system +more

Excluded: Sellers personal property

Type	Retail, Service, Restaurant/Supper Club, Shopping center /StripMall	Building Parking Basement	56 or more spaces, Onsite, Paved Poured concrete foundatn
Location	Business district, Shopping center, Corner, Near Major Highway, Near public transportatn	Seating Capacity	21-30 persons
Present Use	Retail, Service, Restaurant/Supper Club, Wholesale, Manufacturing	Licenses	Food
Exterior	Wood, Brick, Aluminum, Steel, Concrete, Glass, Steel Frame	Sale Includes	Business name, Lease(s), Assets Only, Equipment, Inventory, Customer list, Signs, Furniture
Roofing	N/A	Documents on File	Lease(s), Fixtures & equipment, P & L statement
Heating /Cooling	Forced air, Central air	Lease Type	Multiple years, Renewal options
Fuel	Natural gas	Tenant Pays	Taxes, Heat, Air Conditioning, Electric, Water, Sewer, Insurance

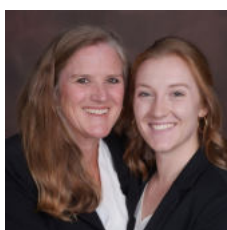
Rare opportunity to own LANE'S BAKERY & COFFEE, a profitable family business & Madison's ICON for 3 generations! Business sale includes intellectual property, recipes, trade name, assets & equipment, custom graphics delivery van, UW Bucky exclusive marketing agreement, customer lists, restaurant furniture, edible images printer, display cases, signs & much more. Opportunity to continue leasing in the Village on Park new shopping center (lease renewal by 6/30/23; current lease end 12/31/23) or choose your location. Village on Park is currently undergoing a \$16.2M development & there is great demand for a restaurant. Current owners are retiring & willing to assist new owner for a smooth, successful & profitable transition to expand Lane's legacy products, services & long-term loyal customers

Sold Price:

Closing Date:

This information provided courtesy of: First Weber Inc

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Sue Romens
First Weber Inc
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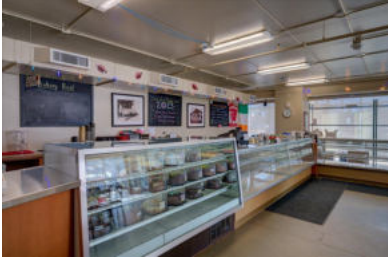
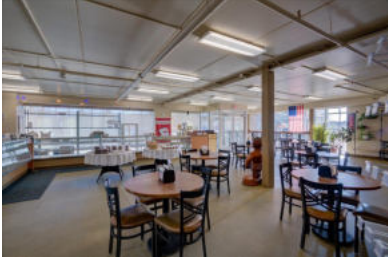




Unique business opportunity



6-door cake freezer



Refrigerated display case

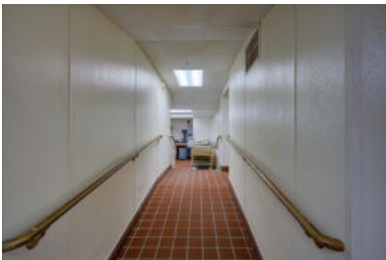




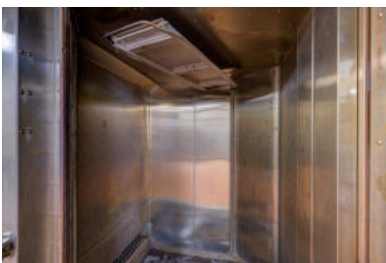
Commercial dishwasher



Commercial Dishwasher interior



Cold storage interior



Oven interior





Back of building



Back of building

