

Waterfront
Opportunity



210 & 214 S. WATER ST.
STOUGHTON, WI

Location Details

This Yahara River frontage site has a high daily boat & foot traffic. This is a prime location for your hospitality and recreation business venture.

- Recently renovated, this sweet spot consists of a full bar, and previously licensed for 5 slot machines.
- Walkout patio, and pier on the river. Frontage is 140', land area 7,400 sq ft. or .17 acres.
- Large public parking lot is adjacent to the building maintained by the City of Stoughton with unmetered parking on Water and Washington St.
- Large 600-amp, 120/240 volt, 3 phase, 4 wire main electrical service.
- Central Business District Zoning allows for multiple options including Office, Retail, and Lodging.



*Motorboat
Access*

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Broker/Owner



	Available Spaces	Size/Sq Ft	Rent per Month
	210	650	\$695
	214	1,150	\$1,950
	Total Combined	1,800	\$2,450



Just up-
stream from
the new
Whitewater
Rafting
Park!

- Just 1,500 ft to the NEW Yahara River Whitewater Park
- Existing pier with waterfront & motorboat access to Lake Kegonsa
- Garage-type storage for kayak/paddleboard rental
- Modified Gross Lease



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