



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.



Access

[www.baehrinc.com](http://www.baehrinc.com)  
[David@Baehrinc.com](mailto:David@Baehrinc.com)

608-213-6686  
David Baehr  
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



Waterfront  
Opportunity

