

# FOR SALE



BOERKE

## 16,500 SF ON 9.67 ACRES



## ENTERTAINMENT VENUE/REDEVELOPMENT 350 N WATERTOWN ST, JOHNSON CREEK, WI

**DAVE FERRON**  
REAL ESTATE ADVISOR  
414.203.3015  
dferron@boerke.com

**MILWAUKEE OFFICE**  
731 N Jackson Street  
Suite 700  
Milwaukee, WI 53202

**MADISON OFFICE**  
4602 S Biltmore Lane  
Suite 112  
Madison, WI 53718

[Boerke.com](http://Boerke.com)

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# PROPERTY OVERVIEW

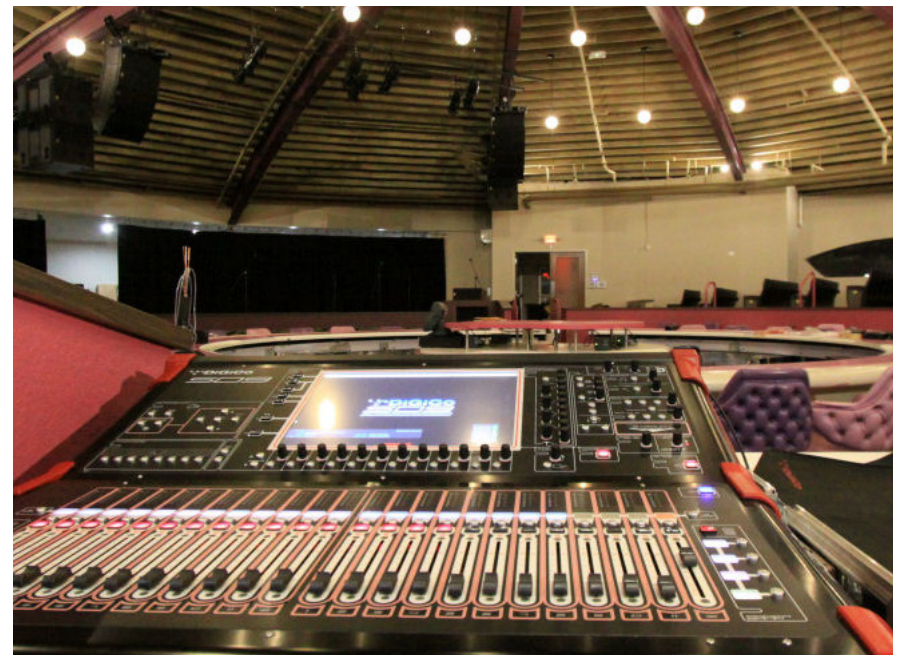
Total Building SF:	16,500 SF
Site Size:	9.668 Acres
Zoning:	PB
Construction:	Masonry
Parking:	172 Stalls on Site with Room to Expand
Parcel Numbers:	141-0715-0731-001 and 141-0715-0732-000
Signage:	Monument
Liquor License:	Available
Renovated:	2014-2016, multimillion-dollar complete makeover
Taxes (2021):	\$26,581.76

## Features

- Turnkey large music and entertainment venue or redevelopment opportunity
- Visible from I-94
- Seating for 400+
- Bar capacity over 100 with fully functional rotating bar
- 3 walk in coolers
- State of the art sound, lighting systems and FFE included
- Large stage with multiple high end dressing rooms

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A rare, newly renovated, entertainment venue with significant history. Conveniently located between Madison and Milwaukee, just off I-94. 405 cushioned stadium seats, new stage with concert quality sound and a revamped (rotating) bar. Not a bad seat in the house only 55' max from the stage.



## Economics

**Sale Price:**

**\$1,469,000**

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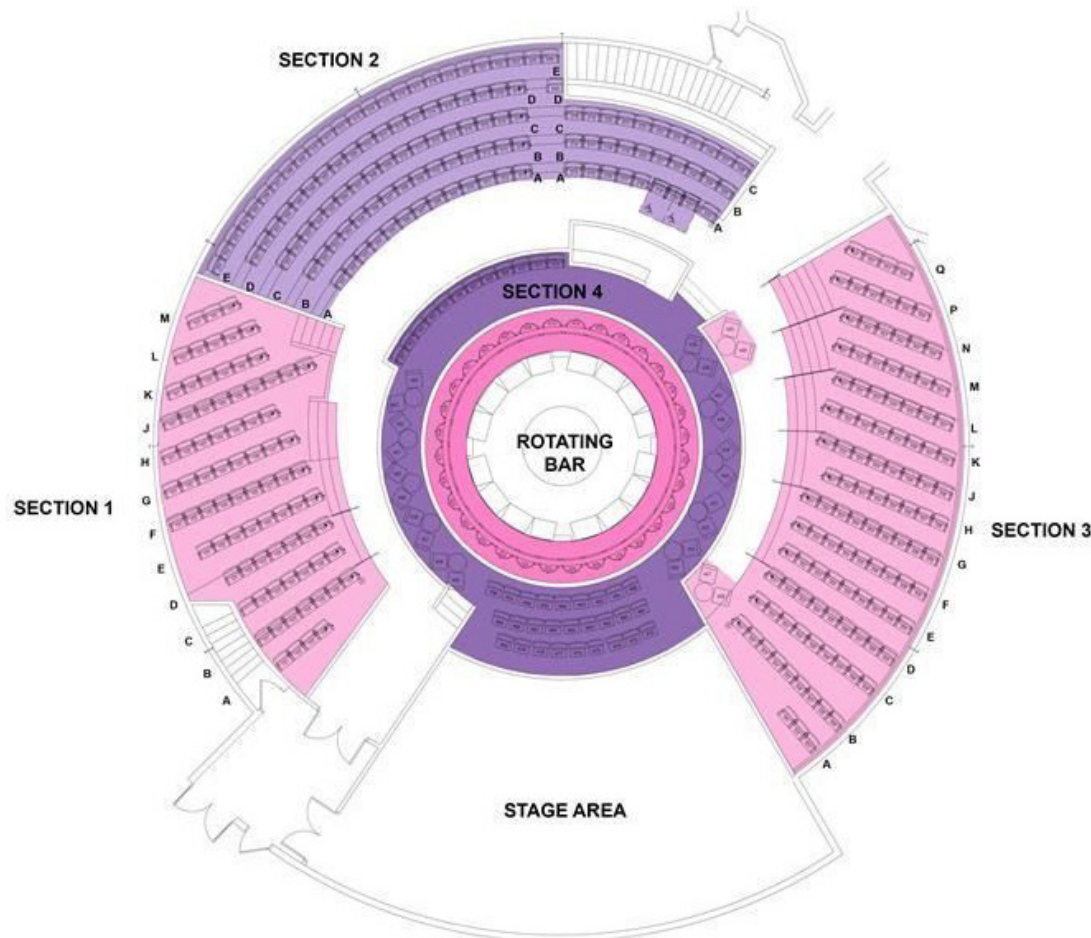
ENTERTAINMENT VENUE FOR SALE  
350 WATERTOWN STREET



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# PROPERTY SEATING CHART



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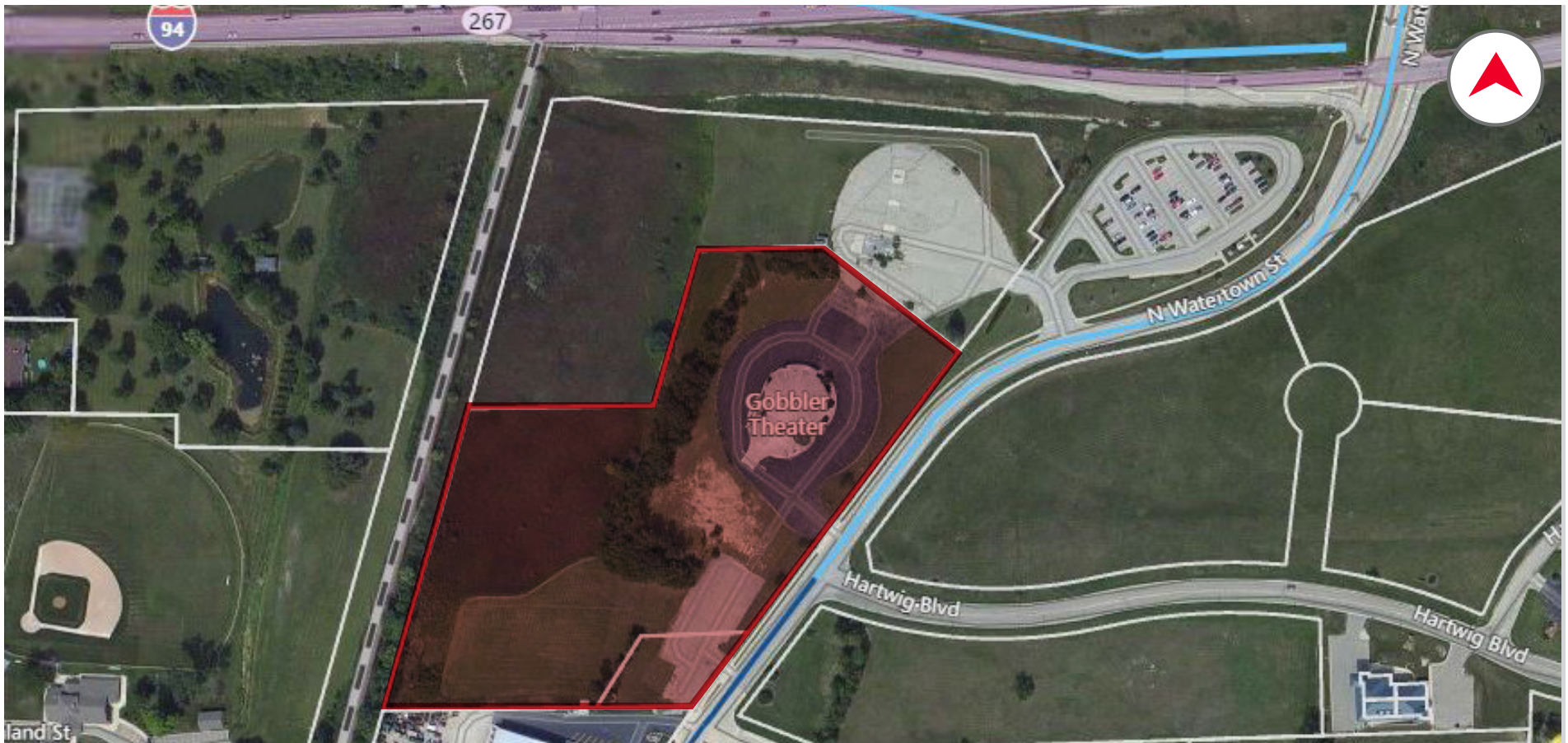
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# PARCEL AERIAL



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# PROPERTY PHOTOS



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# AREA MAP



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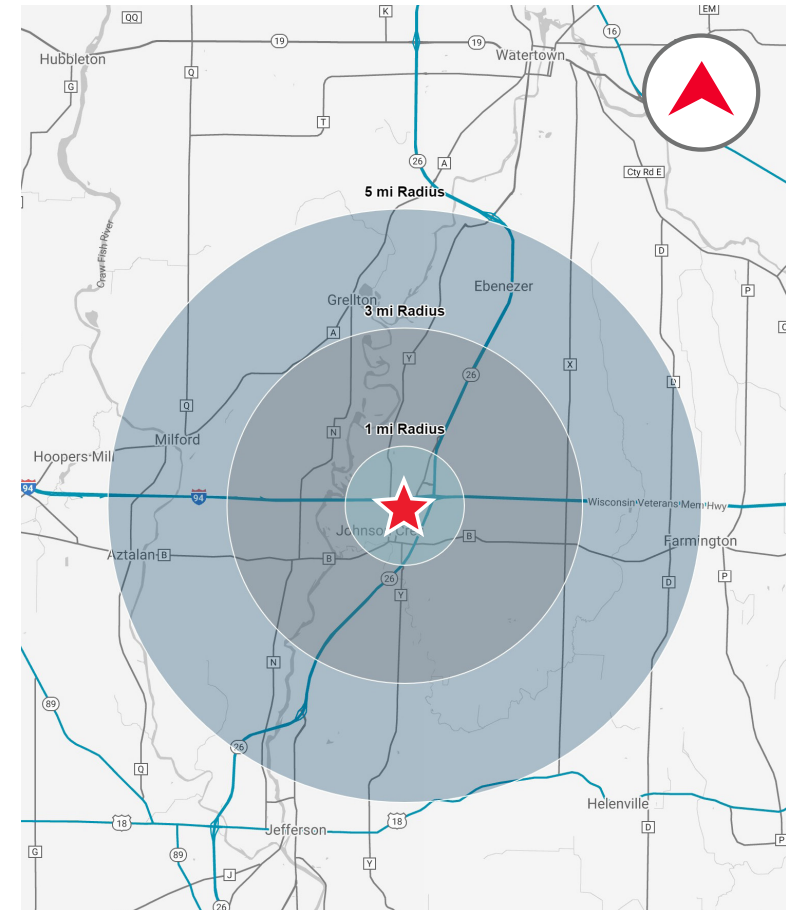
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# AREA DEMOGRAPHICS

POPULATION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Estimated Population (2021)	2,679	4,271	7,273
Median Age (2021)	37.0	38.4	40.4
HOUSEHOLDS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Estimated Households (2021)	1,048	1,658	2,874
Estimated Average Household Income (2021)	\$90,035	\$94,655	\$95,384
TOTAL ANNUAL CONSUMER EXPENDITURE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Retail Expenditure	\$32.87 M	\$53.88 M	\$93.75 M
Apparel Expenditure	\$2.43 M	\$3.99 M	\$6.93 M
Entertainment Expenditure	\$3.92 M	\$6.46 M	\$11.24 M
Food & Beverage Expenditure	\$10.26 M	\$16.76 M	\$29.14 M

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# STATE OF WISCONSIN

## DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

### DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals, other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

### CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

- The following information is required to be disclosed by law:
  1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below).
  2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

### CONFIDENTIAL INFORMATION:

### NON- CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents):

(Insert information you authorize to be disclosed, such as financial qualification information.)

### DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

### NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.