



**FOR SALE**  
COMMERCIAL

**RED LINE BBQ AND CATERING**  
128 South Main Street, Jefferson, WI 53549

- BUSINESS FOR SALE - NO RE
- \$175,000 TURN KEY WITH UPSIDE!
- Fully developed and equipped restaurant, food truck, and retail rubs/seasoning income streams.
- Ready for next phases, more leverage and sauces could be a game changer next!



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### Property Summary

Building SF:	2,500
Lot Size:	0.07 Acres
Price:	\$175,000
Zoning:	Commercial
BUSINESS ONLY NO REAL ESTATE	

### Property Overview

Step into an established, turned-key catering business with built-in upside and multiple revenue streams. This offering includes everything your food truck/trailer (fully outfitted), all kitchen & catering equipment, full inventory, recipe files, proprietary seasonings & rubs, supplier relationships, and founder transfer and training support. The physical restaurant real estate is separately leased, so you acquire all the operating assets without real estate burden.

### Location Overview

Jefferson, Wisconsin (pop. ~7,700 as of 2023) is a small but stable regional hub and the county seat of Jefferson County. It lies at the confluence of the Rock and Crawfish rivers and is intersected by state highways, giving good regional access.

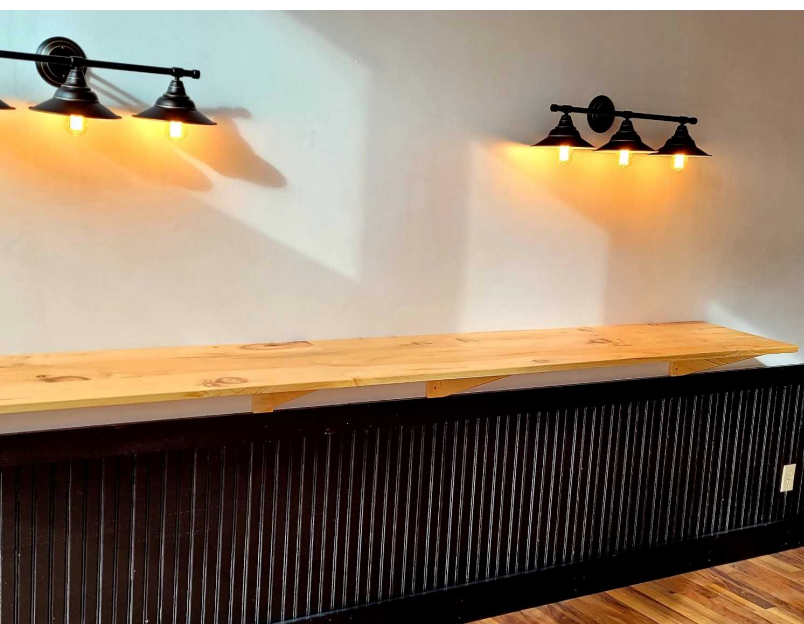
While modest in size, Jefferson benefits from being centrally located between larger metropolitan areas (Madison, Milwaukee) and sits in a county with a diversified economy, including agriculture, manufacturing, and small business growth. The surrounding county has solid household incomes and strong local support for artisan and specialty food products.



# PROPERTY PHOTOS

## RED LINE BBQ AND CATERING

128 South Main Street  
Jefferson, WI 53549

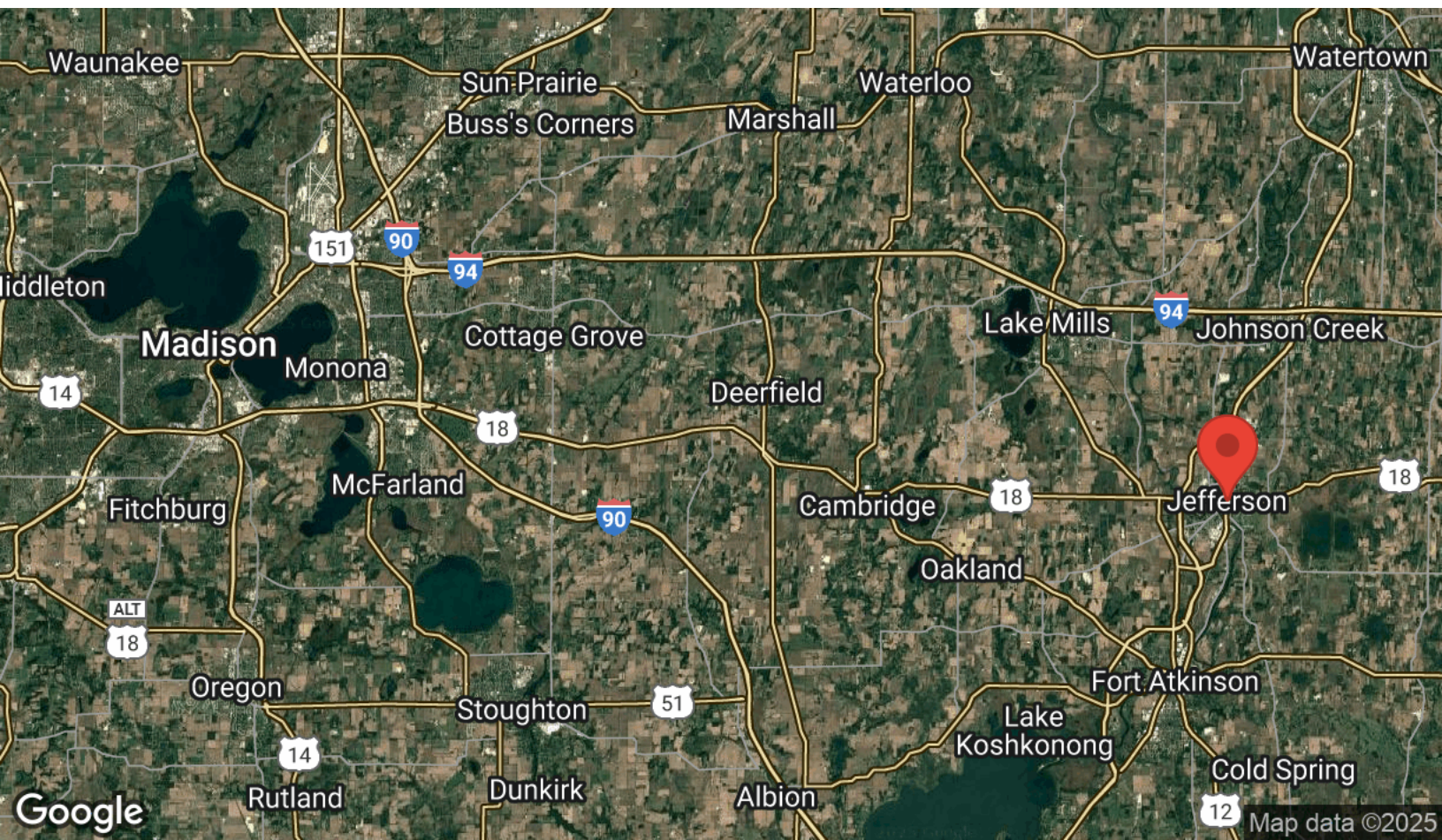
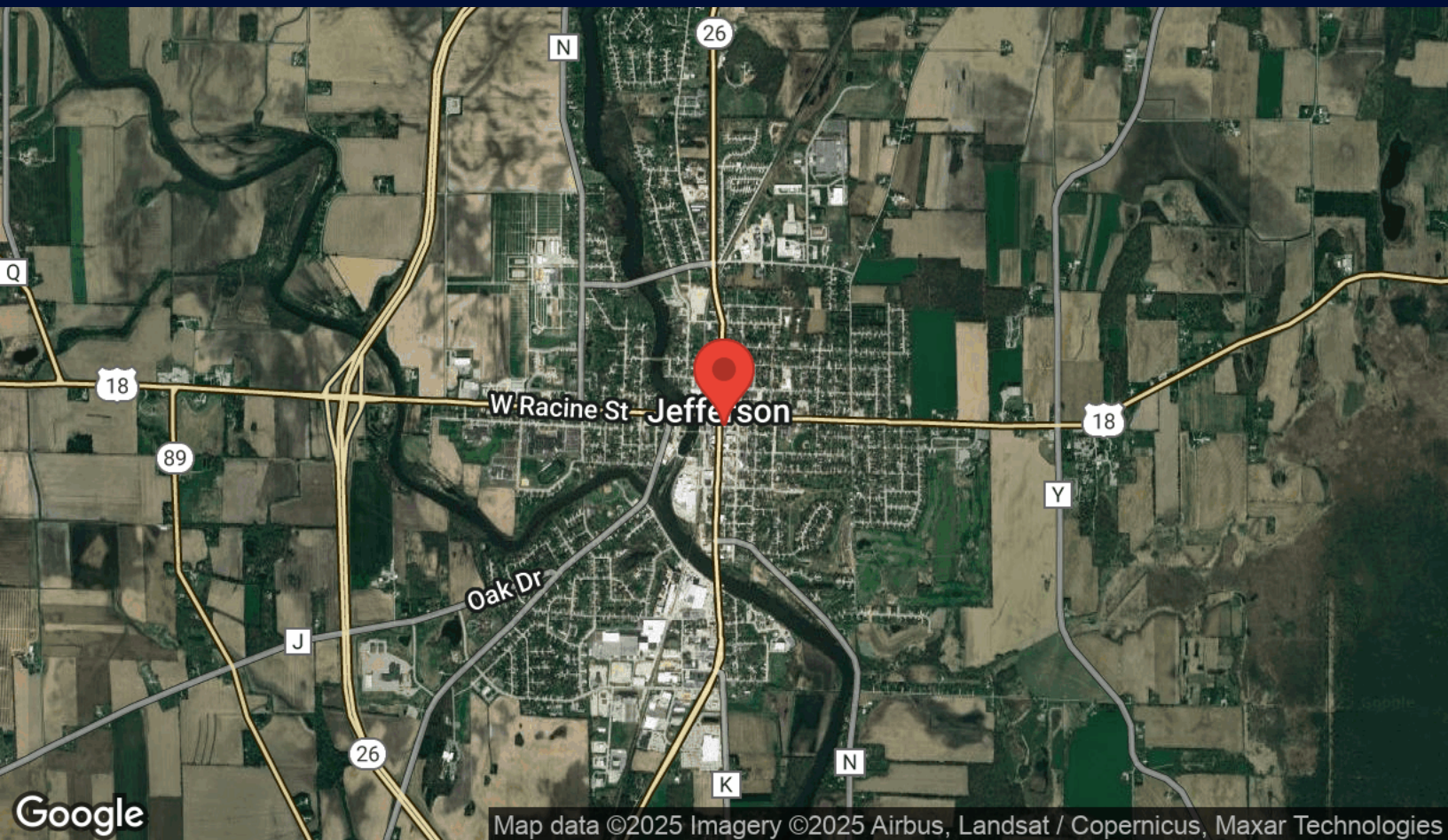




# LOCATION MAPS

**RED LINE BBQ AND CATERING**

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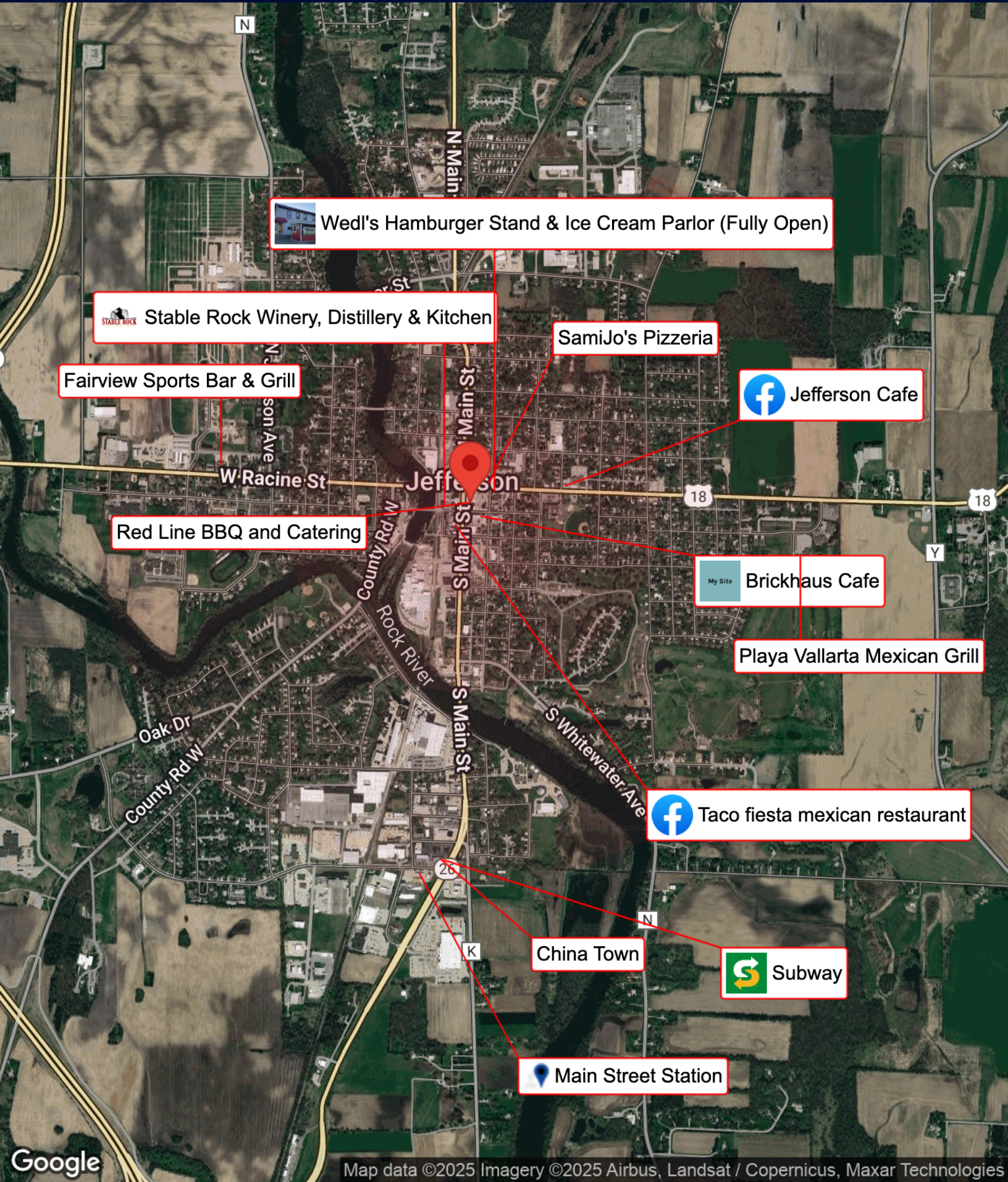




# BUSINESS MAP

RED LINE BBQ AND CATERING

128 South Main Street  
Jefferson, WI 53549




Wedl's Hamburger Stand & Ice Cream Parlor (Fully Open)

 Stable Rock Winery, Distillery & Kitchen

SamiJo's Pizzeria


Fairview Sports Bar & Grill

 Jefferson Cafe

Red Line BBQ and Catering

 Brickhaus Cafe

Playa Vallarta Mexican Grill

 Taco fiesta mexican restaurant

China Town

 Subway

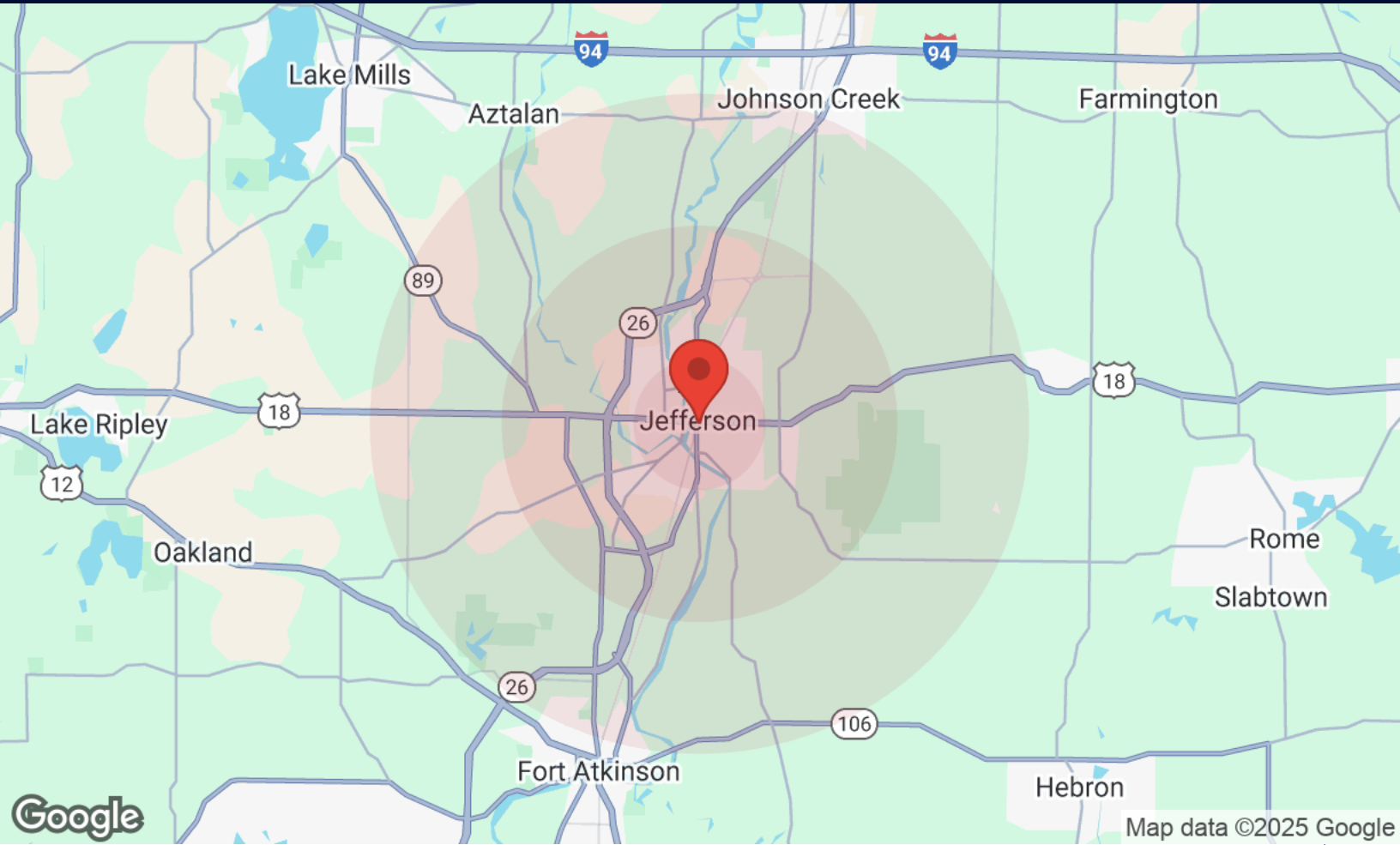
 Main Street Station



# DEMOGRAPHICS

## RED LINE BBQ AND CATERING

128 South Main Street  
Jefferson, WI 53549



Population	1 Mile	3 Miles	5 Miles
Male	3,345	4,817	7,055
Female	3,026	4,358	6,514
Total Population	6,371	9,175	13,569

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,003	1,420	2,056
Ages 15-24	817	1,140	1,645
Ages 25-54	2,467	3,451	5,053
Ages 55-64	875	1,284	1,958
Ages 65+	1,210	1,881	2,859

Income	1 Mile	3 Miles	5 Miles
Median	\$79,017	\$79,681	\$82,545
< \$15,000	297	423	560
\$15,000-\$24,999	164	232	302
\$25,000-\$34,999	150	213	301
\$35,000-\$49,999	302	432	606
\$50,000-\$74,999	399	569	878
\$75,000-\$99,999	319	455	728
\$100,000-\$149,999	585	832	1,235
\$150,000-\$199,999	227	395	622
> \$200,000	284	359	502

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,877	4,117	6,031
Occupied	2,728	3,911	5,736
Owner Occupied	1,692	2,466	3,796
Renter Occupied	1,036	1,445	1,940
Vacant	149	207	296



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# STATE OF WISCONSIN BROKER DISCLOSURE

## To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

### **BROKER DISCLOSURE TO CUSTOMERS**

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you.

Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- *The duty to prove brokerage services to you fairly and honestly.*
- *The duty to exercise reasonable skill and care in providing brokerage services to you.*
- *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.*
- *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).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *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. A broker or salesperson 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 a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

### **CONFIDENTIALITY NOTICE TO CUSTOMERS**

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

### **CONFIDENTIAL INFORMATION:**

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NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

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(Insert information you authorize to broker to disclose such as financial qualification information)

### **CONSENT TO TELEPHONE SOLICITATION**

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers:

### **SEX OFFENDER REGISTRY**

Notice: 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://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

### **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 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.



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Preferred makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Preferred does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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