

**2794**  
building sq.  
ft.

**2**  
units

**22 ft.**  
Main St.  
frontage



## RESTAURANT/REAL ESTATE FOR SALE

OFFERED AT \$725,000

**355 E. Main Street  
Stoughton, WI 53589**

Opportunity to buy an historic business with real estate! The Koffee Kup enjoys exceptional Main Street visibility and maintains a strong reputation with standout online ratings, including high marks for food quality, service, and value. With its welcoming ambiance, established customer base, and versatile menu—from classic breakfasts to homemade pies and daily specials—Koffee Kup offers a turnkey opportunity for any operator seeking a beloved, well-maintained community hub.



**Brian Conne**

Realtor - Commercial  
Specialist

608-291-3394

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[brianconne.firstweber.com](http://brianconne.firstweber.com)



# KEY FEATURES - KOFFEE KUP RESTAURANT

- Own the real estate and the business
- Turnkey business - seller willing to train
- Oldest operating restaurant location in Stoughton
- Downtown Stoughton/Main Street location
- Plentiful street parking
- Many recent equipment upgrades:
  - New Commercial HVAC - 2024
  - New Griddle - 2025
  - New Oven - 2025
  - New Fryer - 2025
  - New low refrigerator with prep top - 2025
  - New Stove - 2025
  - New Pie Oven - 2025
  - New Ice Machine - 2025
- Type 1 exhaust hood
- Walk-in freezer
- Additional basement storage
- Residential apartment upstairs for additional income
  - Long term tenant on MTM lease
  - Tenant pays electric and gas



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