



This Listing Information has been provided to you by:  
**The GREATER NORTHWOODS MLS &  
 Integrity Realtors, LLC**

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Address: <b>213 Lake Ave</b>	Unit:	Lot Size (ac):	Lot Size (sqft):	Current Price: <b>\$279,000.00</b>
County: <b>Forest</b>	Zip: <b>54520</b>	Road Ftg (ft):	Lot Width:	Sale Price:
Township: <b>FO Crandon City</b>		Access Road:	Lot Depth:	Sale Date:
Area:		<b>US Hwy</b>		MLS #: <b>138168</b>

Lake Name: <b>None</b>	Chain:	Total Expenses:
Water Ftg (ft):	Depth (Max):	Tenant Exp:
Surface (ac):	Shoreline:	Expense Year:

Bus. Name: <b>Duck's Bar</b>	Items Included: <b>Equipment, Fixtures, Inventory, Real Estate and Business, Stock-in-trade, Supplies</b>
Bus. SubType: <b>Bar/Tavern</b>	Business Docs: <b>License-Liquor</b>
Gross Income:	
Lease Terms:	

Bedrooms:	HVAC: <b>Forced Air, Wall/Window AC Unit</b>	# Units:
Bathrooms: <b>2</b>	Fuel: <b>Natural Gas</b>	# Floors: <b>1</b>
Flooring: <b>Tile, Wood</b>	Water: <b>City/Municipal</b>	Total Sqft: <b>2,688</b>
Construction: <b>Frame/Stick</b>	Sewer: <b>City Sewer</b>	
Exterior:	Utilities: <b>Electric at lot, Internet Ready, Phone</b>	
Roofing: <b>Rubber</b>	Parking: <b>Private over 10</b>	

S-T-R: <b>30 36N 13</b>	Zoning: <b>Commercial</b>	Title: <b>Fee Simple</b>
Tax Comp#: <b>211-00705-0000</b>	Possession: <b>On Closing</b>	
Taxes: <b>\$1,956</b> Yr: <b>2012</b>		
Legal: <b>Shaws 1st Add City Crandon S 22' Lot 4 Blk 7 V123P200;V143P189</b>		
Financing: <b>Cash, Conventional, Short Sale: No, Foreclosure: No</b>		

Info/Permits/Restricts: **RE Condition Report**  
 Exterior Features: **Delivery Door, Sidewalks, Signs, Wheel Chair Access**  
 Site Description: **Downtown**  
 Site Influence: **Easy Access, Level**

**Successful and well established bar and food business. This excellent turnkey business in a high profile location, downtown Crandon with a 24 year history is an investment opportunity that has a proven track record. The Crandon area benefits from an outstanding tourism business and offers endless year round recreational activities. Also, there is the World Championship Offroad Raceway sponsoring two races a year that brings thousands of spectators to the area. Other yearly events are Art in the Square, Kentuck Day's and Footstock (world championship barefoot skiing). DUCKS BAR and restaurant offers a full menu including homemade pizzas, burgers and daily specials. The owner has also established a very successful catering business servicing many area weddings, reunions, the World Championship Offroad Raceway and many other offroad organizations (Jeep and 4 wheelers). This is an extraordinary four season income producing business!**

Directions: **Downtown Crandon**

Consumer Alert:

L. Office: **Integrity Realtors, LLC**  
 Co-L. Office: