



# FOR SALE

**PROMINENT RESTAURANT & APARTMENTS**

**200 Phillips Boulevard, Sauk City, WI**

For more information contact:  
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### Overview:

- Very popular restaurant, with 6 fully occupied apartments.
- Premier location on Hwy 12 frontage in Sauk City.
- Prime commercial, restaurant or retail redevelopment/investment opportunity.

### Location:

- 200 Phillips Boulevard (next to Kwik Trip).
- Easy access, excellent visibility, high traffic.
- In Village TIF District.
- 17,500 Vehicles ADT.

### Property Details:

- Building 1 (mixed-use):
  - 130 seat restaurant with 2 dining rooms.
  - (1) 2 BR apartment & (2) 1 BR apartments.
- Building 2:
  - (2) 1 BR apartments
  - (1) 2 BR apartments
- .83 acre site (36,308 SQ FT Total).
- Original sandstone restaurant building.
- Freestanding garage (rental space potential).
- Mechanicals well Maintained.

### Price:

-\$1,800,000

## Community/Tourism Overview

The Sauk Prairie Grill and Apartments are located in the vibrant and growing Sauk Prairie Community of Sauk City, across the street from the Sauk Prairie Chamber of Commerce, on STH 12. Just off the intersection with Hwy's 78 & 60 (Water Street/Downtown Sauk City). Hwy 60 is a charming scenic byway that runs along the Wisconsin River and is a prominent gathering spot for tourists watching bald eagles that nest in the area. The property is centrally situated and close to numerous popular year round attractions, destinations and activities, and is midway between the state capitol of Madison to the East, and Wisconsin Dells, the Baraboo bluffs and Devils Lake State Park to the West. Hwy 12 is the main route between Madison and Interstate 90 to the North, and carries a high volume of local, business, commuter and tourist traffic throughout the year.

### Restaurant Business

- Operating 38-years, 4,416 SQ FT, 130 Seats, Plus 12 outdoor seats.
- Includes a private dining room popular with civic groups, families, class reunions, and business meetings.
- Established loyal customer base.
- Includes restaurant furniture, fixtures and equipment.
- Lots of interior cooler and storage space.
- Ample on-site parking with additional street parking available.
- Beer/wine liquor license available through the Village.
- Business financial summary and FF&E list available to pre-qualified buyers with Confidentiality Agreement.

### Apartments:

All apartments fully rented.

- Building 1 (2nd Floor):
  - o (1) 2-bedroom
  - o (2) 1-bedroom
- Building 2:
  - 1st Floor
    - o (2) 1-bedroom
  - 2nd Floor
    - o (1) 2-bedroom

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