

4187 CTH B**MLS# 215854**

County	Vilas	Status	Active
Township	Land O Lakes	List Price	\$499,900.00
Lake Name		Sale Price	
Surface		Date Sold	
Possession Title	On Closing Fee Simple		
Taxes	\$2,624 (2025)		
Year Built			
Zip code	54540		
Bus. Type	Restaurant/Bar		
Bus. Sub Type	Restaurant		
Business Name	Pine Cone 2 Cafe, LLC.		
Fin Sqft	2,224	Gross Income	
# of Units		Total Exp.	
# of Floors	1	Expense Yr	
Tenant Exp.	None		
Lease Terms	None		
Business Docs.	Equipment Inventory		
Items Included	Real Estate and Business, Fixtures, Equipment		
Fuel	Natural Gas	HVAC	Forced Air, Central ...
Exterior	Brick, Wood Siding	Roof	Rubber
Flooring	Vinyl, Carpeting	Construction	Frame/Stick, Masonry
Parking	Private over 10		
Lot Acres	0.39	Lot Sqft	16,988
Access Road	County Hwy, Paved Road	Road Ftg (ft)	64
Water	City/Municipal		
Sewer	City Sewer		
Utilities	Circuit Breakers, Phone		
STR	35 43N E10	Tax Comp #	12-2449
Zoning Type	Buyer to Verify, Buyer to Verify	Financing	Cash, Short Sale: No, Foreclosure: No
Info/Permits/Restricts	RE Condition Report, Survey/CSM/Plat		
Legal Desc	PRT GOVT LOT 3		



Site Influence **On ATV Trl, On Bike Trl**
 Ext. Features
 Directions **From Land O Lakes, turn on to CTH B. Continue 0.4 miles to the Pine Cone Cafe on left.**

This viable established business is perfect if you've been dreaming of being your own boss! With local and seasonal clientele providing year-round business, this is a sound investment. The building has been well maintained and offers a well equipped kitchen and dining area. With seating for 66 guests, there is an abundance of parking as the property consists of 2 lots. Recent updates include the roof (4 yrs), walk-in freezer & cooler (4 yrs), kitchen equipment updated over the last 8 years, dining area air conditioner (3 yrs) and 20x30 metal storage. Also included is a 44 ft gooseneck food trailer with an 8 ft riser and 36 ft enclosed kitchen. This great little hot spot is located in downtown Land O Lakes, in close proximity to all of the hiking/biking/ATV and snowmobile trails and is just down the road from the golf course. Open 7 days a week, you too can be the proud owner of this high energy, turnkey establishment, and still have time to enjoy the beautiful Northwoods of Wisconsin!
Listed By: ELIASON REALTY - LAND O LAKES



This listing information is provided to you by:
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