

# 35265 S. County Highway J

Bayfield, Wisconsin 54814

11 acres of  
RRB-zoned land

4,500 SF existing  
commercial building

Howl Adventure Center





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# Executive Summary

The Howl Adventure Center offers 11 acres in Bayfield, Wisconsin, improved with a 4,500-square-foot commercial building constructed in 2018. The property sits along Highway 13, Wisconsin Lake Superior Scenic Byway at County Highway J, which is one mile from downtown Bayfield and the Apostle Islands National Lakeshore gateway.

The site is zoned RRB (Residential Recreational Business), and the existing structure was built to accommodate retail, food and beverage, and light hospitality uses. Two commercial garage doors open to an outdoor entertainment area with panoramic views of the landscape. The property is offered with vacant possession, providing full control over repositioning, redevelopment or reuse without the constraints of an in-place tenancy. The ongoing business of Howl Adventure Center may be included in the sale, but is not required.

The 4,500-square-foot structure was designed to meet green building standards, generating renewable energy through on-site solar panels. The solar panels power the building's lights and outlets and support an electric car charging port in the parking lot. The site features two full-size commercial garage doors that open to the outdoor entertainment area, 12' to 16' ceilings, a 40+ car parking lot, bike trails and a nine-hole disc golf course. This is one of the largest commercial buildings in the area, located just outside the Bayfield city limits in Bayfield County.

This beautiful site combines proximity to Lake Superior with a central position in the area's tourism activity, offering a rare opportunity to acquire improved real estate in a supply-constrained market. It is suited to a developer or hospitality investor, a private buyer seeking a residential retreat, a buyer pursuing a lifestyle or wealth transition, or a 1031 exchange buyer seeking a like-kind replacement property.





# Investment Highlights



## PRIME SCENIC BYWAY LOCATION

Situated on Highway 13, Wisconsin's Scenic Byway, at County Highway J, one mile from downtown Bayfield and the Apostle Islands National Lakeshore gateway. It is one of the largest commercial buildings in the immediate area.



## VACANT POSSESSION, FULL CONTROL

Offered free of in-place tenancy, giving a buyer complete control over repositioning, redevelopment or reuse. A rare opportunity to acquire improved commercial real estate in a supply-constrained tourism market.



## PURPOSE-BUILT, SUSTAINABLE STRUCTURE

A 4,500-square-foot building constructed in 2018, and designed to resist 100+ MPH winds with 12' to 16' ceilings and two full-size commercial garage doors that open to an outdoor entertainment area. On-site solar was designed to power the building's lights, outlets and an electric vehicle charging port.



## BUILT-IN RECREATION AMENITIES

40-plus car parking lot, on-site bike trails and a nine-hole disc golf course are already in place on the 11-acre site. The property is well-positioned for a developer, hospitality investor, lifestyle buyer or 1031 exchange buyer.



# Property Overview

## **Address**

35315 S. County Highway J  
Bayfield, WI 54814

## **Property Type**

4,500 SF commercial structure  
+ 10.961 acres of land

## **PID#:**

04006250042320200030000

## **Zoning**

RRB

## **TaxID/PRPID#**

37677

## **Latest Tax Amount**

\$5,021.28

## **BUILDING SPECS**

- Built in 2018
- Designed to resist 100+ MPH winds
- Three-phase power, three full subpanels — one for the rental, two for the store, high capacity for the restaurant, etc.
- State-of-the-art rooftop HVAC uses natural gas for heat
- Extremely well insulated with an R50 ceiling and spray foam walls
- LED lighting with high-quality fixtures by Anderson Electric
- 15 kW solar panels provide about \$75 per month in direct savings on the electric bill and are maintenance-free. Fiber line, security cameras and Wi-Fi are building-wide.
- 6" commercial well, unlimited capacity for normal uses
- Excellent water requires minimal filtration for coffee machines and brewing
- Commercial connection to Pikes Bay Sanitary District
- Highest quality construction by Mark Sherman
- Designed by GSDW Architects, John Gerzina

## Property Photos



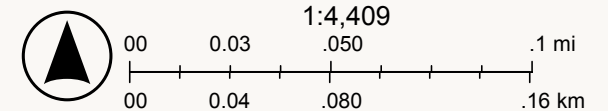
## Interior Photos



# Zoning Map Analysis

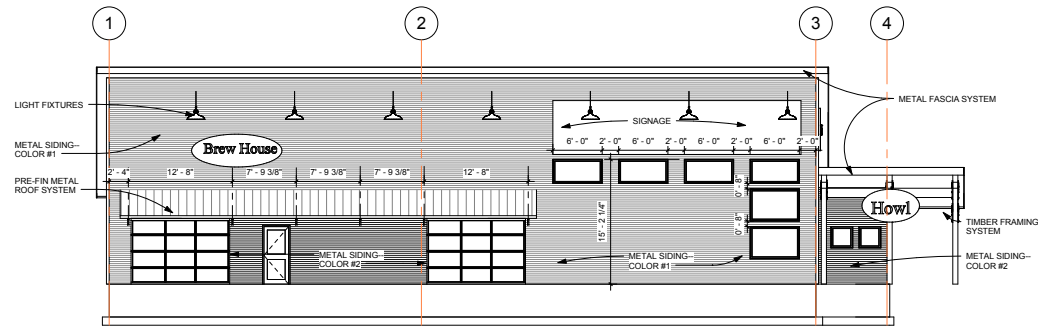


- |                  |                |                    |          |
|------------------|----------------|--------------------|----------|
| CSM Areas        | Driveway       | Parcel Dimensions  | Wetlands |
| On File with GPS | Section        | Municipal Boundary | River    |
| Existing         | Government Lot |                    |          |

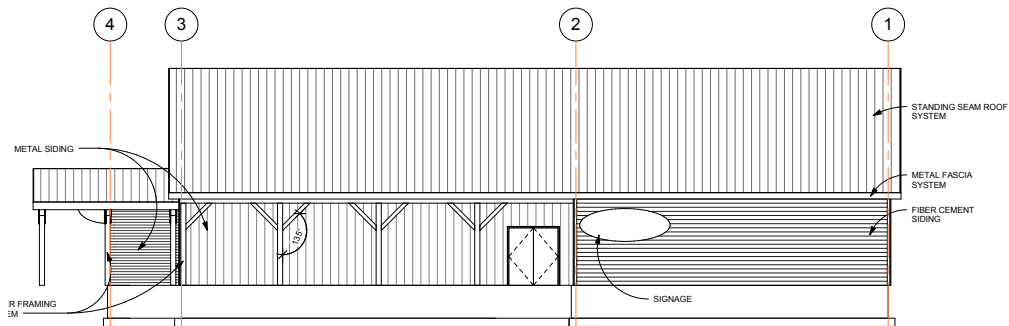


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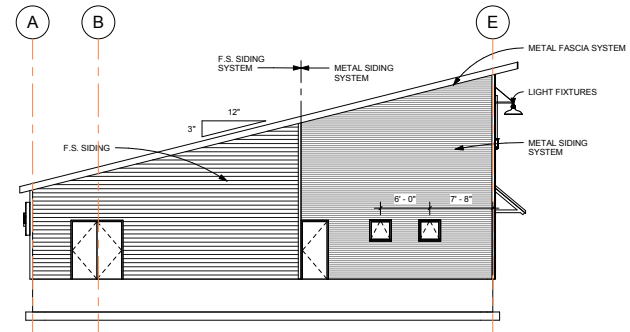
# Building Elevation Plans



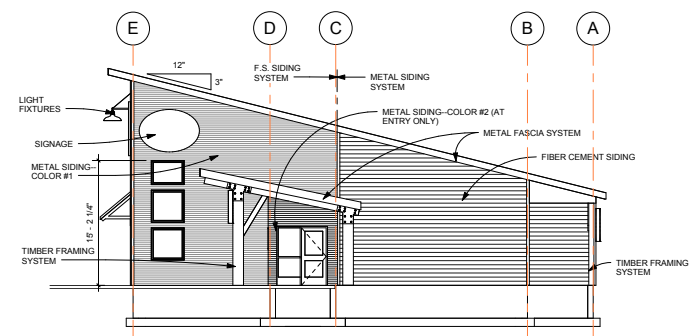
① South Elevation  
1/8" = 1'-0"



② North Elevation  
1/8" = 1'-0"

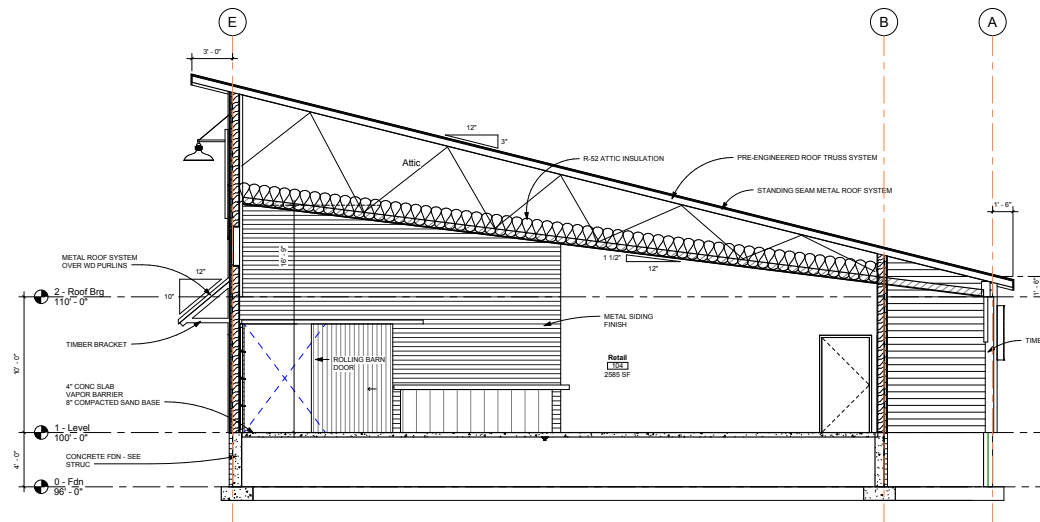


④ West Elevation  
1/8" = 1'-0"

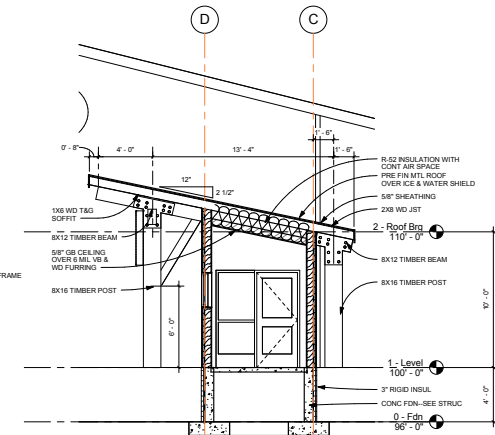


⑤ East Elevation  
1/8" = 1'-0"

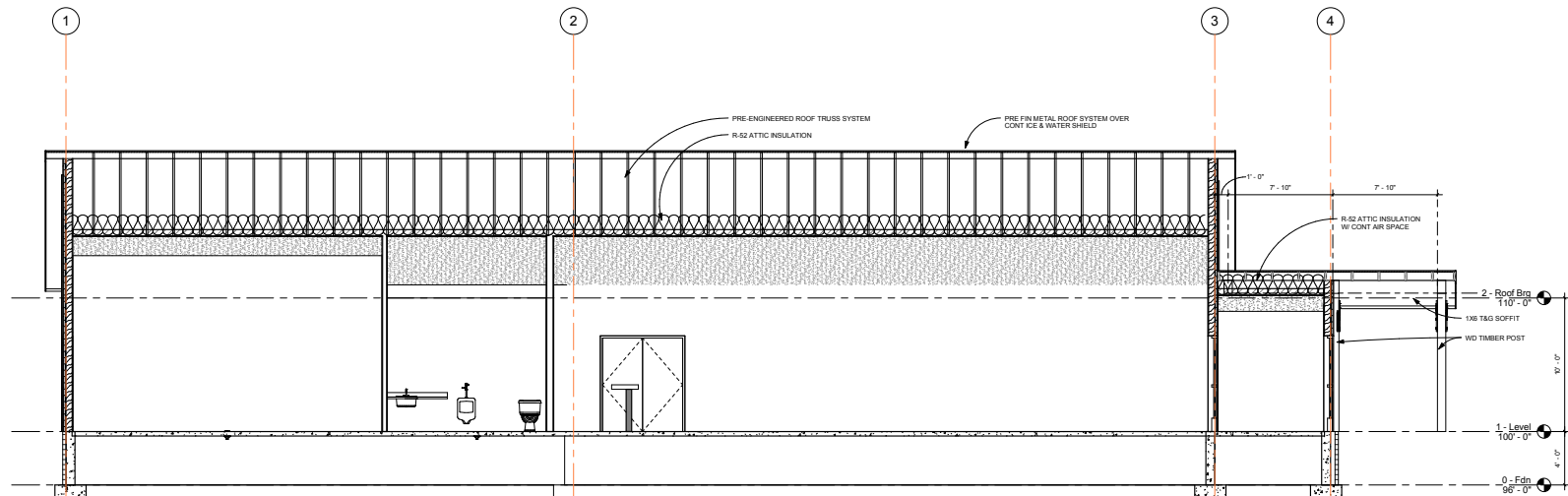
# Building Cross Sections



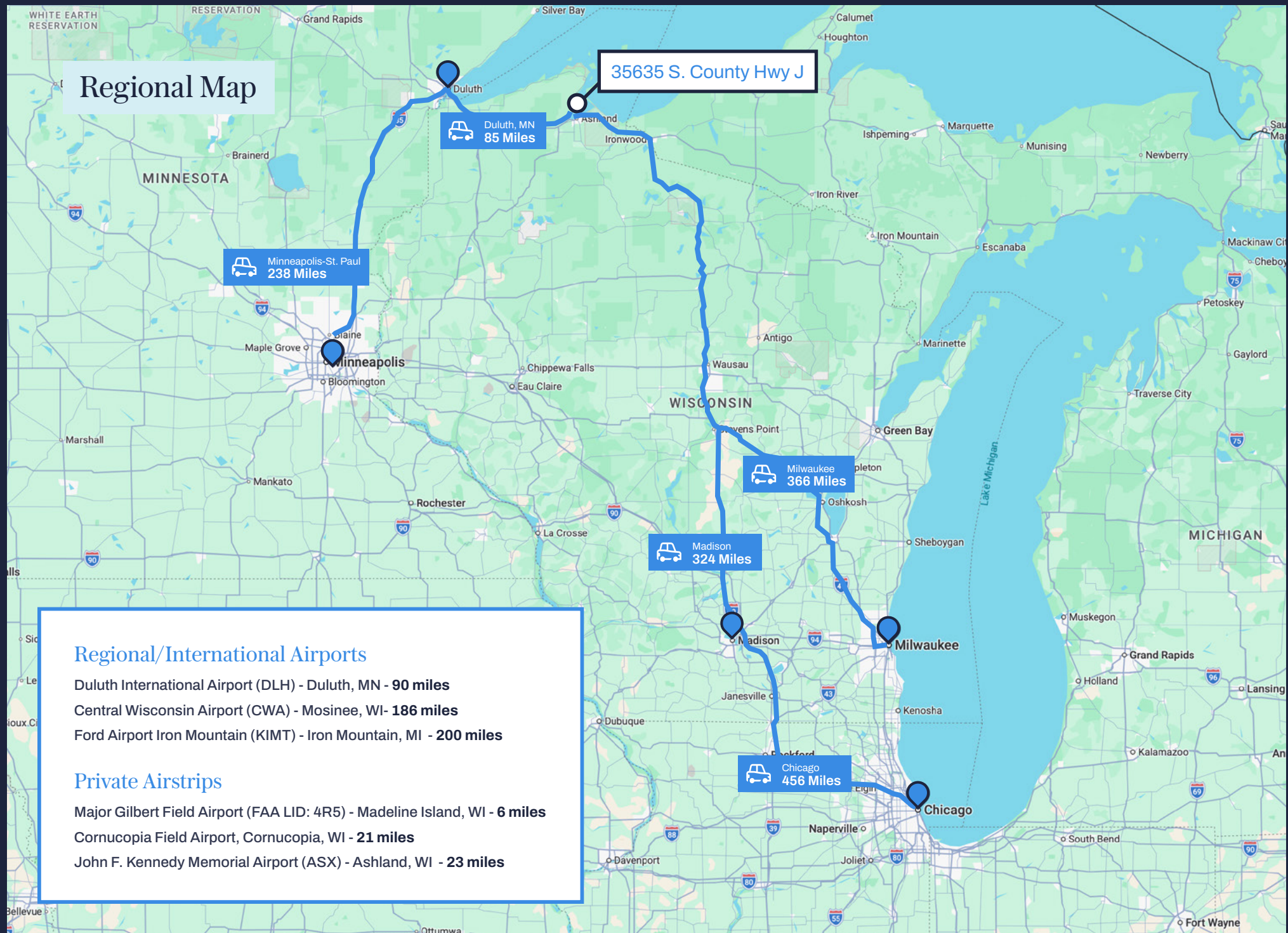
① Section 1  
1/4" = 1'-0"



② Section 2  
1/4" = 1'-0"



## Regional Map



### Regional/International Airports

Duluth International Airport (DLH) - Duluth, MN - 90 miles  
Central Wisconsin Airport (CWA) - Mosinee, WI - 186 miles  
Ford Airport Iron Mountain (KIMT) - Iron Mountain, MI - 200 miles

### Private Airstrips

Major Gilbert Field Airport (FAA LID: 4R5) - Madeline Island, WI - 6 miles  
Cornucopia Field Airport, Cornucopia, WI - 21 miles  
John F. Kennedy Memorial Airport (ASX) - Ashland, WI - 23 miles



# Bayfield, Wisconsin

Known as the Gateway to the Apostle Islands, Bayfield sits on the shores of Lake Superior, the world's largest freshwater lake by surface area, which contains 10% of the world's surface freshwater. Twenty-two islands make up the Apostle Islands National Lakeshore, making Bayfield a world-famous destination for freshwater sailing, boating, sea cave exploration and kayaking. Bayfield prides itself on its conservation efforts and is one of Wisconsin's Greenest Communities, with more Travel Green-certified businesses than any other community in Wisconsin.

Named one of The 23 Places to Go in the U.S. by *Condé Nast Traveler* (2023)

Ranked among the 10 Best Coastal Small Towns and Best Midwestern Small Towns by *USA Today*

# Bayfield Sports & Wellness Community

Bayfield is an all-season hub for sports and wellness, drawing travelers to experience its natural beauty. Bayfield has intentionally kept its scale, and that restraint is part of its appeal. Bayfield has been named among the best small towns in America by news outlets, including USA Today and Conde Nast Traveler. It was voted The Best Little Town in the Midwest by the Chicago Tribune. Visitors and residents alike are drawn to everything that makes this area unique: a working harbor, walkable community, orchards on the hillside and Lake Superior as the horizon in every direction.

The four-season biking community is deep, and the surrounding peninsula has become a leading fat-tire and mountain-bike destination, with singletrack winding through birch forests, gravel roads climbing into the countryside and a culture of riders who return every season. In winter, the fat-tire bike network transitions to cross-country ski trails for a winter wonderland. Road biking in Bayfield offers scenic paved country roads past orchards and forests. Few places offer the same four-season trail system, where the area stays alive and the sport changes with the seasons. Bayfield is part of the premier Midwest cycling destinations, alongside Minnesota's Cuyuna Lakes and Wisconsin's CAMBA trails.

The year-round rhythm extends to the water, where visitors enjoy boating, sailing and sea kayaking through the Apostle Island sandstone caves, some of the region's best freshwater fishing. Fall brings the orchard harvest with local wineries, breweries and distilleries. In winter, the lake freezes to create ice caves and outdoor explorers enjoy skiing, snowshoeing, snowmobiling and dogsledding along scenic trails. Downtown Bayfield comes to life each spring with blooming flowers and stunning waterfalls in the surrounding areas. Bayfield is a place for people who want unimpeded access to the natural landscape and the health and wellness benefits it offers.

For a buyer, Bayfield's value is harder to underwrite and impossible to build. It is a genuine outdoor sports economy, with four-season demand and a nationally recognized destination with direct proximity to the largest freshwater source on earth. To see it is to experience it. To experience it is to know it.





## OFFERING MEMORANDUM

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