

**Commercial/Industrial**  
**1596501Active**  
**Recent: 10/18/2025 New Listing**

**68290 S Main Street**  
**Iron River, WI 54847**

**L \$350,000**



Type: **RE Only**  
Lot Size: **125 x 130 x**  
Acreage: **0.37**  
Taxes/Yr: **\$6,076.39 / 2024**  
Tax ID: **20442**  
Addtl Tax IDs: **20441, 20443**  
Water: **City-Water**  
Sewer: **City Sewer**  
Serv Amps:  
3-Phase Power:  
Sprinkler:

County: **Bayfield**  
Municipality: **Town of Iron River**  
Building Dim: **120x90x66x24x65**  
Apx Fin AG: **11,040**  
Apx Fin BG: **0**  
Apx Fin SqFt: **11,040**  
Parking Area: **Street**  
Terms: **Tenant w/Lease**  
Waterfront: **No**

School District: **Maple**  
Other Buildings: **Attached Garage 32x56**

Sidewall Ht: **9.5-10.5**  
Current Occupant:

Restrictive Cov:  
Common:

Water Front Type:  
Lake/River Name:  
Lake Size:  
Waterfront Elevation:

Water Front Ft:  
WtrFrnt Access:  
Water View:  
RoadBtwWtrfrnt:

Seasons:  
Lake Depth:

Sub-Type: **Other-See Remarks**  
Exterior Feat:  
Interior Feat: **Carpeting, Compressor, Furniture, Inside Storage, Restrooms**

Basement: **Full**  
Heating: **Baseboard, Forced Air, Radiant**  
Fuel Source: **Natural Gas**  
Occupancy: **At Closing, Tenants Rights**  
Showing: **Special-See Agent Remark, UseShowingTime**  
Internet:

Cooling: **Central, Wall Unit**  
Foundation: **Block, Poured**  
Exterior Const: **Metal, Stone, Vinyl**  
Roads: **Highway-US, Street-City**  
Zoning: **Commercial**

Directions: **In Iron River, the property is located on the corner of US Hwy 2 and Main St.**

Remarks: **A rare opportunity to own a versatile 11,040 sq ft commercial building in the heart of downtown Iron River, WI, ideally situated on the corner of US Hwy 2 and Main Street for maximum visibility and easy access. This property offers multiple income-producing possibilities with four distinct spaces under one roof. The main level features a 6-lane bowling alley spanning nearly 4,500 sq ft, providing a fun and timeless community attraction. Adjacent to it, a 3,500 sq ft bar area includes gaming tables, a stage for live entertainment, and plenty of seating, making it ideal for hosting events and gatherings. A separate 1,500+ sq ft restaurant area with a fully equipped commercial kitchen provides opportunities for food service expansion or a standalone dining concept. Upstairs, a spacious 1,500+ sq ft apartment offers 2 bedrooms, 1.5 baths, and an open living area, perfect for owner occupancy or rental income. Additional features include a 32x56 attached garage with three overhead doors, providing excellent storage, parking, or workspace options. All this sits on a 0.374-acre corner lot with city water and sewer, and natural gas service. Whether you're seeking an investment, an owner-operator opportunity, or a redevelopment site in a high-traffic corridor, this property delivers versatility, visibility, and value in a thriving Northwoods community.**

Legal: **ORIGINAL PLAT OF IRON RIVER LOTS 13-17 BLOCK 4 IN DOC 2021R-590003 908, 909, 910**

Condition Report: **Yes**

Seller Financing:

Seller Fin Remarks:

**Prepared By: Jeremy Mavis**  
**Woodland Developments & Realty**  
**15563 Railroad St.**  
**Hayward, WI 54843**

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**Certs:**



*Not guaranteed. Information provided by NWW WI MLS is compiled from 3rd party source. Days on Market data may relate only to this unique ML# and not reflect entire listing activity of property. Neither NWW WI MLS, the listing broker or its agents or subagents are responsible for its accuracy.*

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Prepared by: **Jeremy Mavis**  
**715-558-2866**  
**Woodland Developments & Realty**

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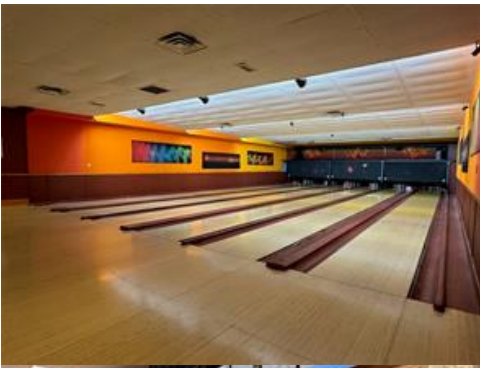
**10/19/2025 1:11 PM**

MLS #: **1596501**

**Commercial/Industrial**

List Price: **\$350,000**









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