



MLS #: 1995680 **Active** **Business/Comm** **Price: \$499,500**
W3686 Monroe Road # **Town** Knapp Y01
Warrens WI 54666 **County:** Jackson
Trade Name: County Line Bar & Grill

RE For Sale: Yes **Units in Bldg:** 1
Bus for Sale: Yes **Ann Rent/SqFt:** \$
Lease Only: No **Bldg Gross SqFt:** 4,300 *Seller*
of Stories: 1 **Net Leasable SqFt:** 0
Approx Bldg Dim: 70x60 **Ceiling Hgt Min:** 8 **Max:** 10
Year Built: 1939 *Seller* **# Loading Docks:** 0
Street Frontage: 200 **Parking Fees/Mo:** \$ 0
Onsite Parking: Yes

From Warrens: Take Hwy O north to west on Monroe Road, property near the Jackson County line.

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	N/A	0		\$ 0	\$ 0.00	\$	0
2				\$	\$	\$	
3				\$	\$	\$	

Gross Op Inc: \$ 0 **Net Taxes:** \$ 2,398 / 2024 **Lot Size:**
Ann Op Exp: \$ 0 **Est. Acres:** 4.0000 *Assessor*
Net Op Inc: \$ 0 **Year:** 0 **Parcel #:** 29805370015
Zoning: Commercial

Included: Tables, Chairs, Bar Stools, Coolers, Most Bar & Restaurant Equipment, Detached Garage, Much Misc.

Excluded: Gambling Machines, Jukebox, ATM, Golf Game, Pool Table, Pull Tab Machine, Dart Board, Duck Claw Machine, Kitchen Dishwasher, Owners Personal

Type	Restaurant/Supper Club, Tavern	Building Parking	11-20 spaces, Onsite, Gravel
Location	Corner	Basement	Full
Present Use	Restaurant/Supper Club, Tavern	Seating Capacity	31-50 persons
Exterior	Vinyl	Licenses	Food, Liquor, Beer, Wine
Roofing	Composition	Sale Includes	Business name, Equipment, Inventory, Signs, Furniture
Heating/Cooling	Forced air, Central air, Other	Documents on File	Property Condition Report
Fuel	Liquid propane, Wood, Other	Lease Type	None
Water/Waste	Well	Tenant Pays	N/A
Features	Public rest rooms, Security system, Inside storage, Outside storage, Private office(s)	Occupancy	Owner

Your Dream Turn-Key Bar & Restaurant Awaits! The County Line Bar and Grill, ideally situated on the Monroe/Jackson County Line, is the perfect opportunity for you to step into a fully established, thriving business. This well-maintained, full-service restaurant and bar offers over 4,000 square feet of operational space, complete with ample storage in the basement and detached garage. Set on 4 expansive acres, this property provides plenty of room to create the destination spot you've always envisioned. Plus, it's approved for 12 future campsites, a picnic pavilion, and more—offering limitless potential for growth and development. Situated near ATV, UTV, and snowmobile trails, this location is ideal for summer outdoor events, with room for live bands and gatherings.

Sold Price: **Closing Date:**
This information provided courtesy of: Castle Rock Realty LLC 03/20/2025 03:10 PM

