

**2794**  
building sq.  
ft.

**2**  
units

**Main St.  
Staple**



## RESTAURANT/REAL ESTATE FOR SALE

OFFERED AT \$599,000

**355 E. Main Street  
Stoughton, WI 53589**

Opportunity to buy an historic, turnkey business with real estate! The Koffee Kup enjoys exceptional Main Street visibility and maintains a strong reputation with standout online ratings, including high marks for food quality, service, and value. With its welcoming ambiance, established customer base, and versatile menu—from classic breakfasts to homemade pies and daily specials—Koffee Kup offers a turnkey opportunity for any operator seeking a beloved, well-maintained community hub.



**Brian Conne**

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# KEY FEATURES - KOFFEE KUP RESTAURANT

- Real estate and business for sale
- Turnkey business - all FF&E included (dishwasher, water softener are rented)
- Oldest operating restaurant location in Stoughton
- Downtown Stoughton/Main Street location
- Plentiful street parking
- Many recent equipment upgrades:
  - New Commercial HVAC - 2024
  - New Griddle - 2025
  - New Oven - 2025
  - New Fryer - 2025
  - New low refrigerator with prep top - 2025
  - New Stove - 2025
  - New Pie Oven - 2025
  - New Ice Machine - 2025
- Type 1 exhaust hood
- Walk-in freezer
- Additional basement storage
- Residential apartment upstairs for additional income
  - Long term tenant on MTM lease
  - Tenant pays electric and gas



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Note: This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.