

MOTEL FOR SALE

\$999,000



10765 HWY Q, CHIPPEWA FALLS, WI 54729



PROPERTY HIGHLIGHTS:



23 Rooms



25 Campsites:
19 RV Hookups
6 Tent Sites



7.8 Acres



8,256 SF



2,000 sq ft
Onsite Living
Quarters

ABOUT:

Turnkey motel & campground on 7.8 acres in the Chippewa Falls tourism corridor. 23 renovated rooms, 19 RV hookups, 6 tent sites. On-site owner/manager living quarters—perfect for hands-on management. Multiple income streams with strong Hwy Q visibility near Lake Wissota. Expansion potential for cabins, glamping, or additional RV pads. FF&E included—operate immediately.

EXECUTIVE SUMMARY

Family-owned since 2012, this turnkey motel & campground sits on 7.8 acres in the Chippewa Falls tourism corridor. The 8,256 SF building includes 23 renovated rooms serving travelers, recreation visitors, and regional tourism demand. A 2,000 sq ft on-site owner/manager living quarters is included—perfect for hands-on property management that includes 3 bedrooms 1.5 baths.

The campground provides 19 RV hookups and 6 tent sites, creating multiple income sources. Positioned on County Highway Q, it has strong traffic counts and easy access to Lake Wissota and surrounding attractions.

Expansion potential includes adding cabins, glamping units, or additional RV pads. Operations are ready to continue immediately.

KEY METRICS

Asking Price:	\$999,000
Price per Room:	\$43,435
Building Size:	8,256 SF
Lot Size:	7.8 Acres
Rooms:	23
Campsites:	25 (19 RV + 6 Tent)
Year Built / Renovated:	1963 / 2012
Zoning:	Commercial
Parking Ratio:	1.57/1,000 SF
Average Daily Rate:	\$85
Sale Condition:	Business Value Included

TAX & ASSESSMENT

Tax Amount:	\$3,870 (Annual Taxes)
Tax Year:	2025
Parcel IDs:	22909-1412-73719001 & 73719002

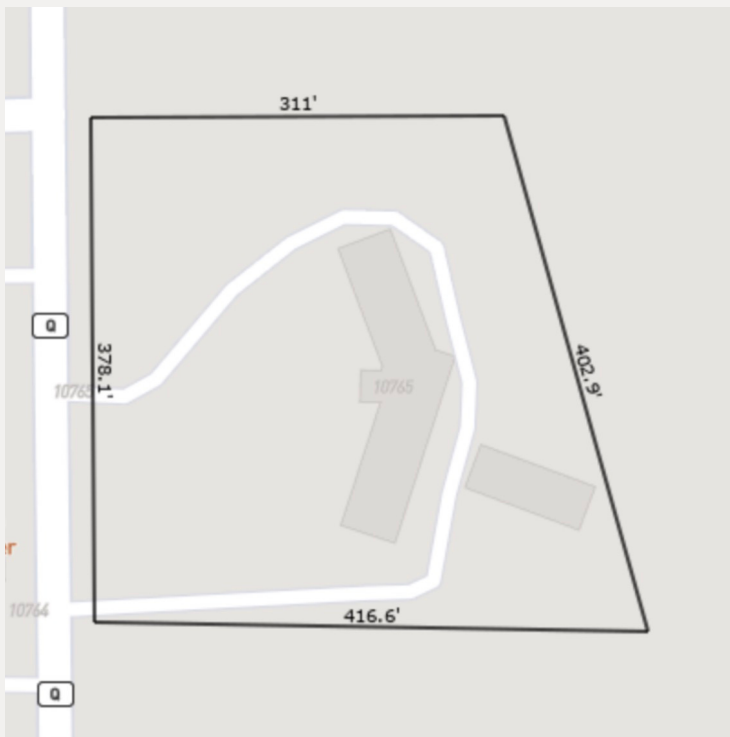
MOTEL PROPERTY PHOTOS



LIVING QUARTERS PHOTOS



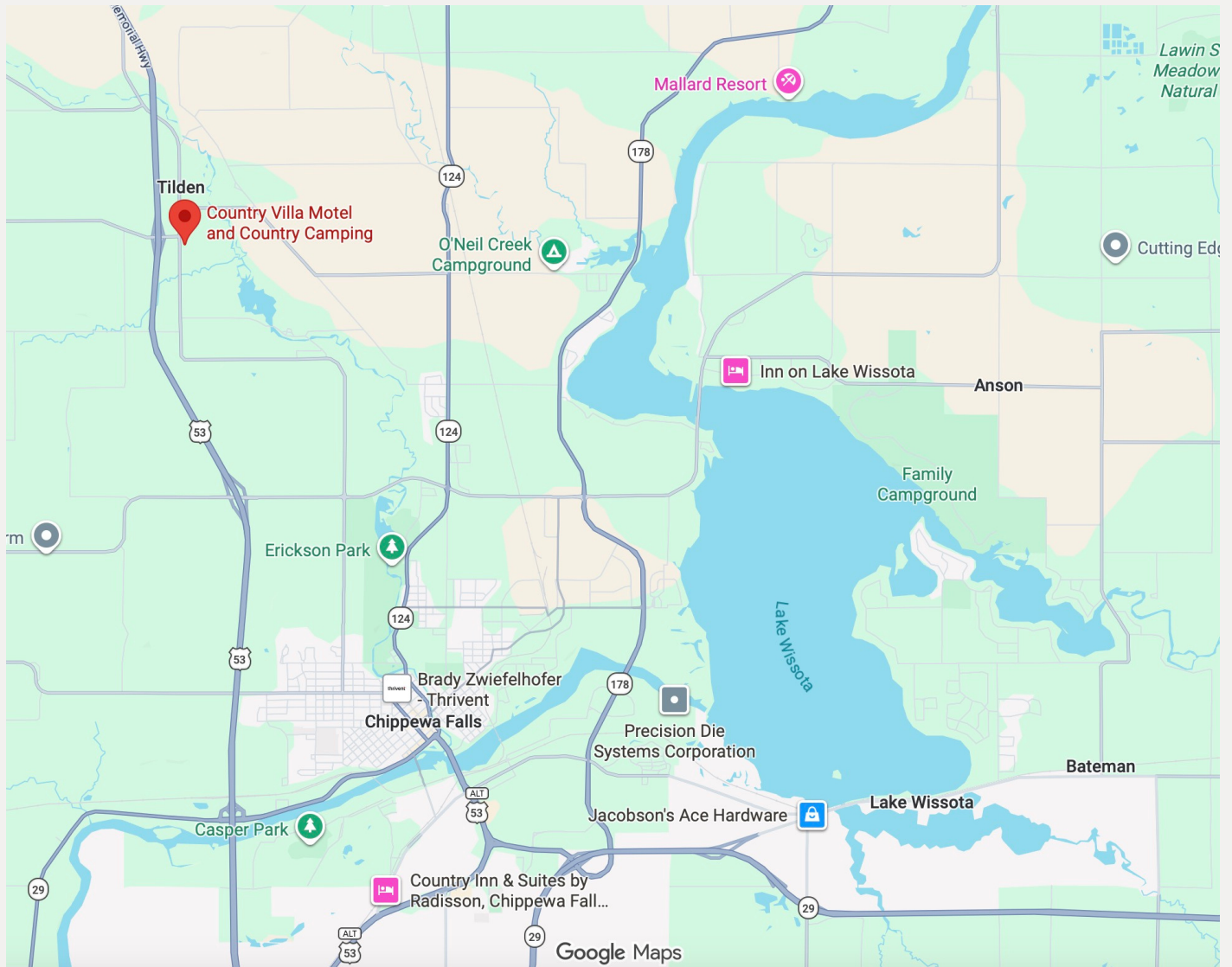
LOT PHOTO / SURVEY



Parcel IDs: 22909-1412-73719001 & 22909-1412-73719002

7.8 Acres | Zoned Commercial

LOCAL MAP



Property Location

Country Villa Motel & Country Camping is located on Highway 124 in Tilden, WI—just minutes north of Chippewa Falls and a short drive from Lake Wissota. Positioned along a well-traveled corridor between Eau Claire and the lake recreation areas, the property benefits from steady pass-through traffic and proximity to year-round outdoor attractions.



- Wisconsin Dells, WI — approximately 138 miles south (2 hr drive)

The property sits in a prime corridor between the Twin Cities metro and Wisconsin's top tourism destination, capturing travelers heading in both directions.

LOCAL HOTSPOTS



Lake Wissota State Park

Swimming, fishing, hiking, and camping just minutes away. A major draw for seasonal tourists and extended-stay guests.



Chippewa Falls Downtown

Charming Main Street with local shops, restaurants, and the famous Leinenkugel Brewery tour.



Irvine Park & Zoo

Free zoo and scenic park popular with families—drives weekend and holiday traffic year-round.



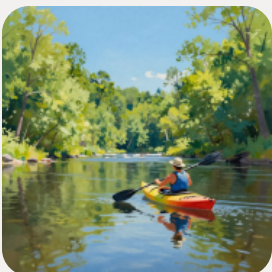
Jacob Leinenkugel Brewing Co.

One of Wisconsin's oldest breweries offering tours and a taproom. Major regional attraction.



Lake Wissota Golf Course

18-hole course nearby, attracting golfers who need overnight accommodations.



Chippewa River

Kayaking, canoeing, and tubing in summer months—outdoor recreation visitors are a key guest segment.