



COMMUNITY LANDMARK WITH PROVEN SUCCESS FOR SALE



W7916 WI-70, Spooner, Wisconsin 54801

RICK GUNTZEL

Associate Broker

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BUSINESS OVERVIEW

HIGHLIGHTS

For more than 40 years, Tracks Bar & Family Dining has been a cornerstone of the local community and a destination for visitors seeking great food, friendly service, and a welcoming Northwoods atmosphere. The business has demonstrated consistent operating performance while building a loyal customer base and an outstanding reputation for quality food, generous portions, and genuine hospitality.



The property features a spacious dining room, full-service bar, commercial kitchen, and an attached two-bedroom residence, creating an exceptional opportunity for an owner-operator or investor seeking both an established business and valuable real estate. The versatile layout supports daily dining service, private events, community gatherings, and seasonal tourism, providing multiple revenue opportunities throughout the year.

Situated along a well-traveled highway, the establishment benefits from excellent visibility, ample parking, and a location that attracts both loyal local patrons and visitors to the area. Decades of successful operation, experienced staff, and well-established systems provide a strong foundation for continued success while offering opportunities to further expand food, beverage, catering, entertainment, or event offerings.

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BUSINESS OVERVIEW

REVENUE HIGHLIGHTS

Tracks Bar & Family Dining represents an opportunity to acquire a proven hospitality business with an established reputation, consistent financial performance, and the long-term stability that only a well-known community landmark can provide:

- Full-Service Restaurant and Bar
- On-Sale & Off-Sale Beverage Sales
- Pull Tabs & Gaming Revenue
- Catering & Private Events
- Seasonal Tourism Traffic
- Loyal Local Customer Base
- Attached 2-Bedroom Residence
- Owner-Occupancy or Employee Housing
- Short-Term or Long-Term Rental Potential



Asking Price

\$ 699,000, includes real estate

Cash Flow & Gross Revenue

Available with Signed Non-Disclosure Agreement

Furniture, Fixtures & Equipment

\$75,000, included in asking price

Inventory

\$20,000, not included in asking price

2025 Real Estate Taxes

\$3,332

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PROPERTY FEATURES



SQUARE FEET

Restaurant: 3,763
Residence: 946



LOT SIZE

1.32 acres,
included in asking price



CAPACITY

Approximately 130



PARKING

40 spaces

Blending rustic Northwoods charm with modern efficiency, this property offers an inviting atmosphere highlighted by warm wood finishes, vaulted beam ceilings, a spacious bar, multiple dining areas, and an expansive outdoor patio. Operational features include a fully equipped commercial kitchen, generous storage, dedicated banquet space, and an attached two-bedroom residence, creating a well-appointed facility for year-round hospitality.

RUSTIC CHARM. MODERN PERFORMANCE.



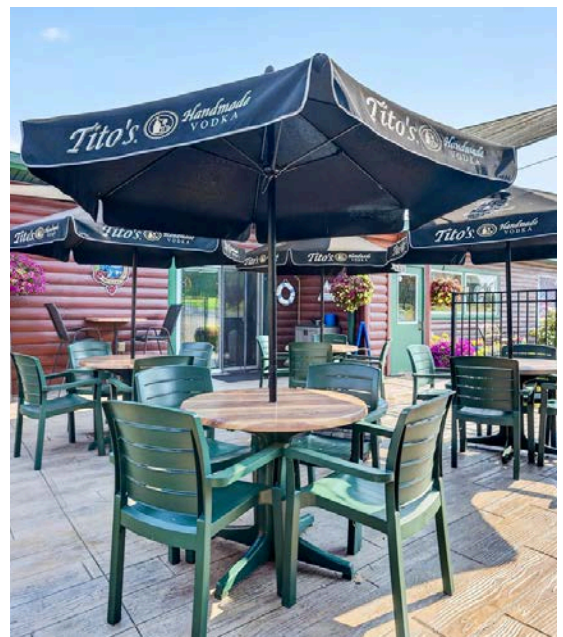
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PHOTOS



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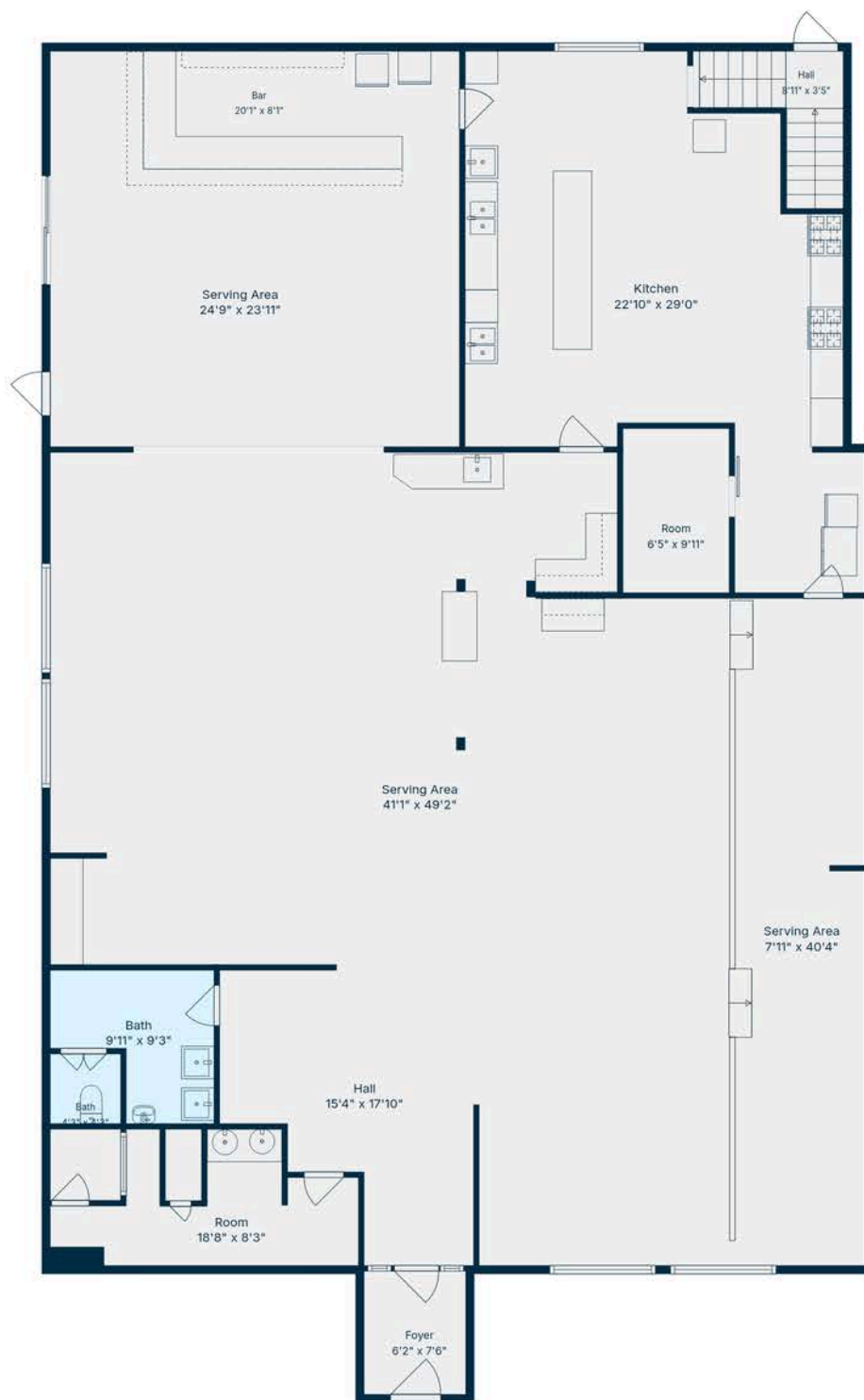
PHOTOS



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FLOOR PLAN

Main Floor



TOTAL: 3763 sq. ft

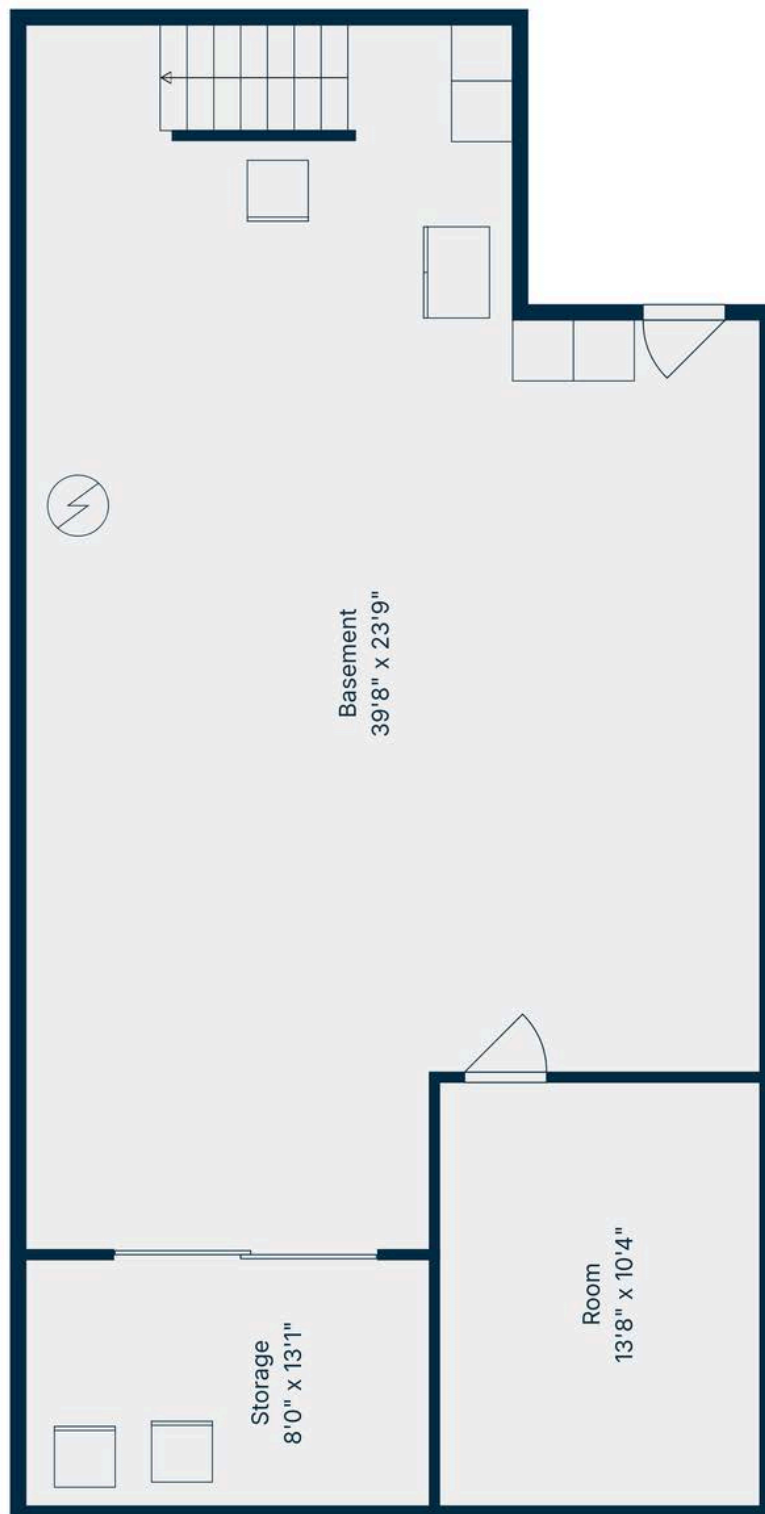
Basement: 0 sq. ft, 1st floor: 3763 sq. ft

EXCLUDED AREAS: BASEMENT: 862 sq. ft, ROOM: 157 sq. ft, STORAGE: 115 sq. ft

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FLOOR PLAN

Basement



TOTAL: 3763 sq. ft

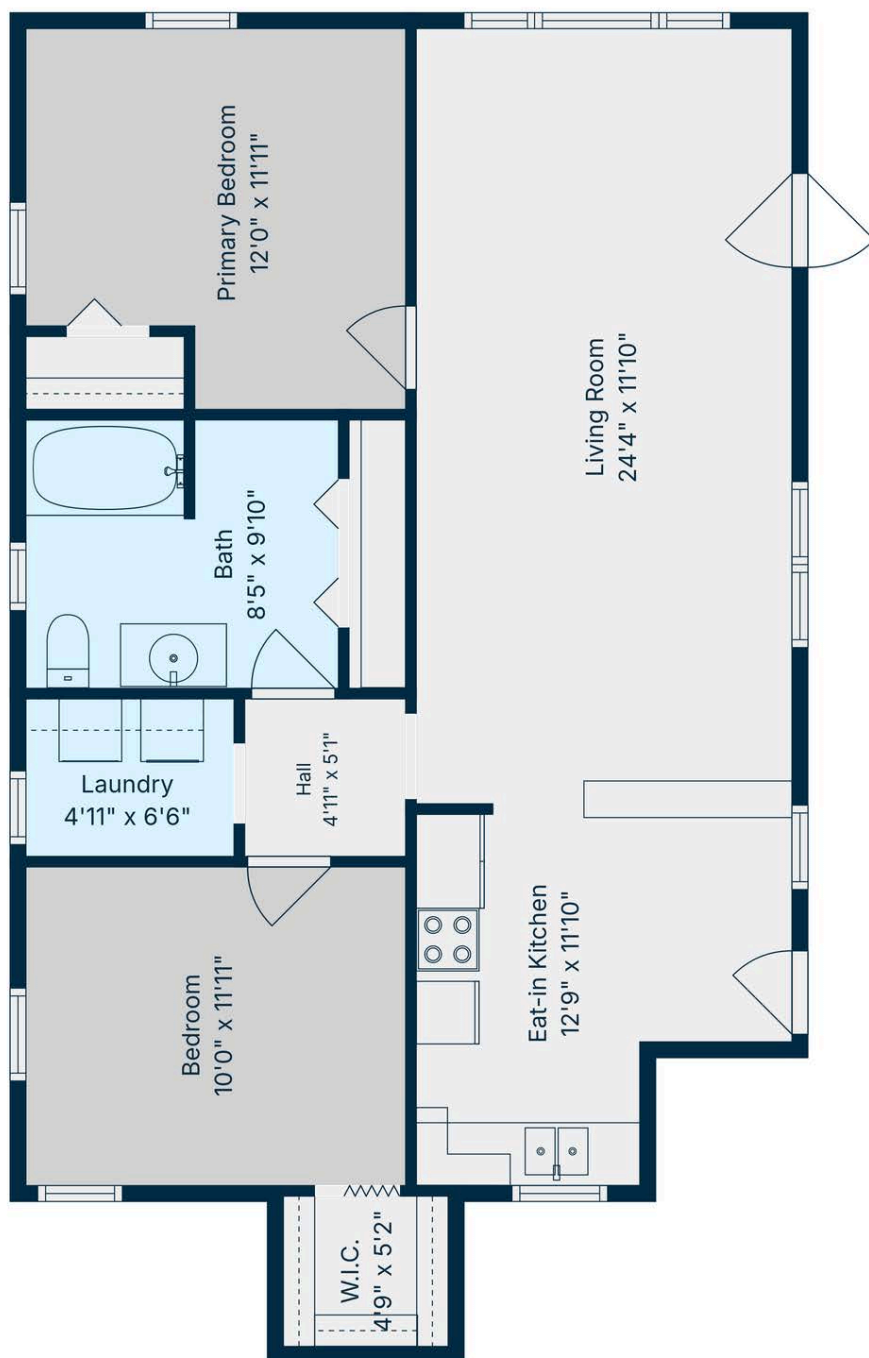
Basement: 0 sq. ft, 1st floor: 3763 sq. ft

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FLOOR PLAN

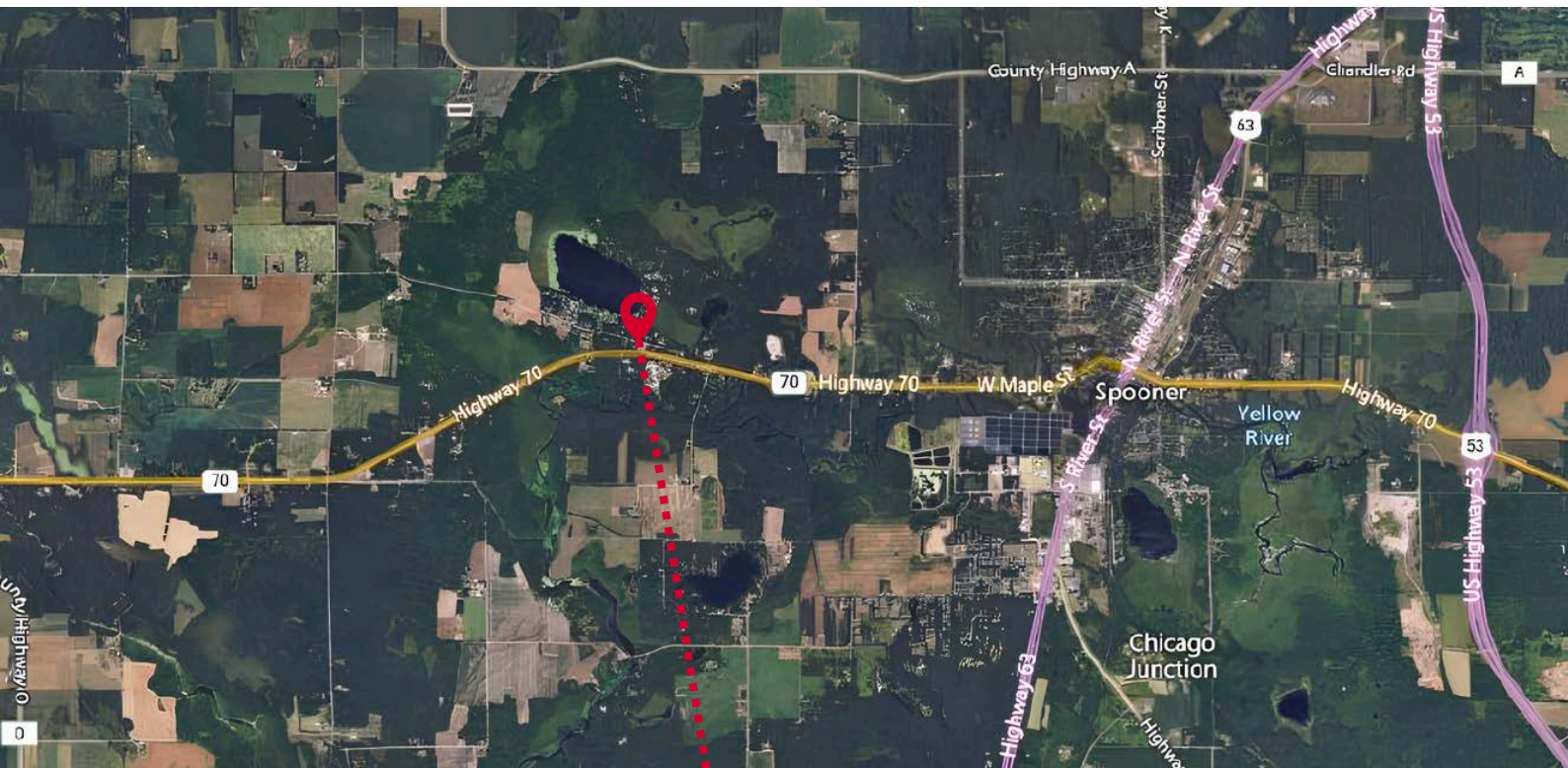
Residence



TOTAL: 946 sq. ft
1st floor: 946 sq. ft

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LOCATION HIGHLIGHTS



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DEMOGRAPHICS

Figures prepared from esri



TRAFFIC COUNT: 3,400 vehicles per day

	5 Mile Radius	10 Mile Radius	15 Mile Radius
Population	5,573	11,031	16,299
Median Age	47.2	50.5	52.5
College or Advanced Degree	42.0%	42.8%	42.6%
Median Household Income	\$60,305	\$66,545	\$69,452
Average Household Income	\$77,160	\$85,318	\$89,040
Owner Occupied	61.8%	52.0%	46.2%

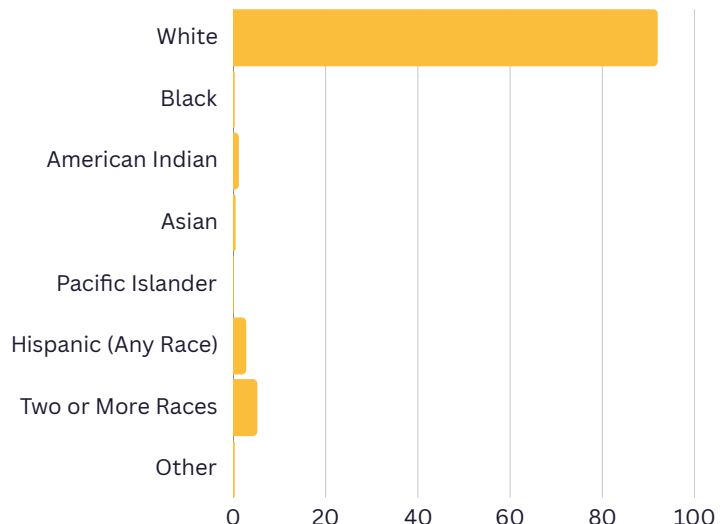


AREA BUSINESSES

Alley Cats Coffee
Arrow Building Center
Dollar Tree
Kwik Trip
McDonald's
Nick's Family Restaurant
Railhouse Junction
Schmitz's Economart
Spooner's Nose Throat Clinic
Subway
T&T Manufacturing
Whiskey Creek Campground



RACE AND ETHNICITY



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AGENCY DISCLOSURE

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WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

Hospitality Services Corp.
Effective July 1, 2016

DISCLOSURE TO CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 57-66).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 24-40).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector.

22 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain
23 language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

24 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
25 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
26 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
27 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
28 Firm is no longer providing brokerage services to you.

29 The following information is required to be disclosed by law:

30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 57-66).

31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
32 report on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
34 list that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other
35 information you consider to be confidential.

36 CONFIDENTIAL INFORMATION: _____

37 _____

38 NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

41 By signing and dating below I /we acknowledge receipt of a copy of this disclosure and that

42 _____ and _____ are

43 _____ Agent's Name

_____ Firm's Name

44 working as: (Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **STRIKE ONE**

45 **THIS IS A DISCLOSURE AND NOT A CONTRACT. Wisconsin law required the Firm to request the customer's**
46 **signed acknowledgment that the customer has received a copy of this written disclosure statement if the Firm**
47 **will provide brokerage services related to real estate primarily intended for use as a residential property**
48 **containing one to four dwelling units. SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE**
49 **ANY CONTRACTUAL OBLIGATIONS BY EITHER THE CUSTOMER OR THE FIRM.**

50 **See the reverse side for definitions and sex offender registry information.**

51 _____

52 Customer Signature _____ Date _____

Customer Signature _____ Date _____

53 Customer's Name: _____ Customer's Name: _____

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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Drafted by Attorney Debra Peterson Conrad®

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54 **NOTICE ABOUT SEX OFFENDER REGISTRY**

55 You may obtain information about the sex offender registry and persons registered with the registry by contacting the
56 Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

57 **DEFINITION OF MATERIAL ADVERSE FACTS**

58 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
59 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
60 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
61 or affects or would affect the party's decision about the terms of such a contract or agreement.

62 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
63 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
64 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
65 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
66 contract or agreement made concerning the transaction.