

**4629 N. Port Washington Rd. Glendale, WI 53212**

## **PROPERTY Information and Updates**

- Modernized Building: Relocated and rebuilt on this site in 2000, the building underwent a massive physical relocation and modernization
- Meticulously maintained farmhouse style building constructed with red brick and vinyl exterior located in highly visible and accessible north shore
- Approximately 4,438 sq ft 1st and 2nd floors
- Land .39 acres approximately 16,945 square feet

**1st Floor:** Fully equipped iconic restaurant Solly's Grille; all restaurant equipment included

- ❖ Counter with 24 seats plus additional table and patio seating
- ❖ Grill for burgers, station for fries and shakes, plus full kitchen
- ❖ Full carryout kitchen and dedicated carryout door
- ❖ 2 ADA bathrooms

**2nd Floor:** Professional office suite with a year lease in place of a 3 year lease, providing debt-service coverage and income diversification

- ❖ Additional office not leased with private bathroom and fiberglass shower in the room
- ❖ ADA bathroom
- ❖ 3 massage rooms, reception area
- ❖ Monthly rent includes utilities and lower level laundry room use and basement break room, leased until 9/27

- Accessibility: Schindler elevator providing accessibility to all three floors, inspected and new permit issued 3/26
- Carryout area dedicated door, window and complete kitchen service equipment
- Location: Highly visible location with easy access off I-43, high traffic count Port Washington Rd.

- Parking lot accommodates 29 vehicles
- Parking lot extended 7' in 2026
- Digital billboard to be erected on northwest corner of lot which will supply LED lighting to the parking lot
- Basement 10' ceiling slab to slab
- Four Central Air units
- Two Gas Forced Air furnaces in basement and two furnaces on 2nd floor
- Exterior wood painted 2024
- New floors installed in kitchen and dining room 2026
- New Water Heater Leased 2/26
- New storage room built in basement completed with permit 1/26
- Vents blown out in entire building 2/26
- ANSUL Fire Suppression System updated 2/26
- Kitchen ceiling professionally painted 2/26
- New electric panel installed on the 1st floor 2/26
- Replaced gas line piping from the meters into the building 2/26
- North entrance door replaced 6/26
- ADT Security system on 1st floor
- In the last five years fire alarm system installed and monitored by North Shore fire department
- FF&E Fixtures, Furniture and Equipment sold "AS IS"
- Digital Billboard leased in perpetuity 4' x 4' pad - will install LED lights on sign to light parking lot
- ADT security system Fire and Alarm monitoring
- Leased Water Heater, Dishwasher, Juice/Soda Machine
- ATM not owned small income
- New Clover POS system 10/26, new owner will need to go through the transfer process and sign a new lease

**Inclusions:** "F F & E" All Fixtures, Furniture & Equipment Included Sold "**AS IS**",  
2 safes, monitor and printer in office, cameras outside, snow blower, lawn mower,

**Exclusions:**

Packer and sports items, personal artwork and all memorabilia  
copies of photos/replace artwork memorabilia would be available,  
wood working equipment in basement, two cabinets in basement

**Leased:**

Dishwasher

Water heater leased monthly (New Water Heater February 2026)

Soda/Juice machine

ATM not owned receives a small income

ADT security system Fire and Alarm monitoring

Clover POS system installed 10/25, the new owner will need to transfer and sign a  
lease.

Broker Contact Info:

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Information has been provided by Seller and has not been verified by the listing agent.