



This Listing Information has been provided to you by:

**The GREATER NORTHWOODS MLS &
FIRST WEBER - RHINELANDER**

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FIRST WEBER
REAL ESTATE SERVICES



This information is provided by the Greater Northwoods Multiple Listing Service and is believed to be reliable but should not be relied upon without verification. The Greater Northwoods MLS and its Participants assume no responsibility of liability for its accuracy. Lake information provided by the Wisconsin DNR and Michigan information provided by the Michigan DNR, Institute of Fisheries Research Ann Arbor, MI.

Address	9065 PICKEREL LAKE RD	Lot Acres	1.933	Lot Sqft	84,201	Current Price	\$360,000.00
Unit	Zip 54465	Lot Width (Ft)		Lot Depth (Ft)		Original Price	\$360,000.00
County	Forest	Road Ftg (ft)	235			MLS#	213640
Township	Nashville	Access Road	Town Road, Paved Road			Listing Status	Active
Lake Name		Chain				Property Type	Restaurant/Bar, Service
Water Ftg (ft)		Depth (Max)					
Surface (ac)		Shoreline					
Business Name	Paul's Final Lap	Total Expenses (\$)					
Business Use	Bar/Tavern	Tenant Expenses					
Gross Income (\$)		Expense Year	2024				
Lease Terms							
Items Included	Real Estate Only, Equipment						
Business Docs							
Bedrooms	1	HVAC	Forced Air, Wall/Window AC Unit		# Units	1	
Bathrooms	3	Fuel			# Floors	1	
Flooring	Mixed	Water	Drilled Well		Fin Sqft	2,500	
Construction		Sewer	Conventional				
Exterior Finish		Utilities					
Roofing	Metal	Parking	Private over 10, Unpaved, Garage				
S-T-R	29 34N 13E	Zoning Type	Commercial, Buyer to Verify		Title	Fee Simple	
Tax Comp#	022-01854-0000	Possession	On Closing				
Taxes	\$1,520 (2024)						
Legal Description	LT 1 CMS V2 P219 BNG A PCL IN GL 6 128-561						
Financing	Short Sale: No, Foreclosure: No						
Info/Permits/Restricts	RE Condition Report, Aerial Photo						
Exterior Features							
Site Description							
Site Influences							
	Here's your chance to own a thriving, turnkey business in the heart of the Northwoods — perfectly positioned directly on the ATV and snowmobile trail, making it a destination stop for outdoor enthusiasts year-round. Known for its reliable revenue, loyal customer base, and strategic trail-access location, this property offers the ideal setup for entrepreneurs looking for a profitable business with built-in traffic. Riders, locals, cabin owners, and seasonal tourists return again and again. The building features a spacious bar and dining area, a fully equipped commercial kitchen, updated systems, and generous indoor seating. Ample parking accommodates trailers and groups with ease. All equipment is included, making for a smooth and immediate transition to new ownership. There's no ramp-up period here — you walk in ready to go. What makes this property stand out isn't just the location — it's the consistency.						
Directions	Take HWY 55 to Pickerel Lake Rd go about 8 miles, Business will be on the right hand side						
Cons. Alert	Buyer to verify all measurements, zoning						
Agent Info	Sign on Property, Restricted Days/Hours, 24 Hour Notice, Named Exceptions						
Realtor Rmks	Buyer to verify all measurements, zoning						
List Date	Aug 1/25	DOM	5	Listing Type	Exclusive Right	Seller Credits	
Expire Date	Aug 1/26	Date Entered	Aug 5/25	Sale Date		Price Sold	
L. Office	FIRST WEBER - RHINELANDER					715-365-3000	715-362-6300
Co-L. Office							
L. Slsp 1	RAEGENE ZELAZOSKI					715-490-1163	715-362-6300
L. Slsp 2							
Seller	Nellessen Properties LLC						
Buyer							
S. Office							
Co-S. Office							
S. Slsp 1							
S. Slsp 2							