



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



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Address	W10595 CTH K	Lot Acres	0.44	Lot Sqft	19,166	Current Price	\$399,000.00
Unit	Zip 54428	Lot Width (Ft)		Lot Depth (Ft)		Original Price	\$399,000.00
County	Lanlgade	Road Ftg (ft)	282			MLS#	217942
Municipality	Elcho (Town)	Access Road	County Hwy, City Street			Listing Status	Active
Lake Name		Chain				Property Type	Restaurant/Bar, Investment
Water Ftg (ft)		Depth (Max)					
Surface (ac)		Shoreline					
Business Name	Cj's Elcho Clubhouse		Total Expenses (\$)				
Business Use	Bar/Tavern, Restaurant, Laundromat		Tenant Expenses				
Gross Income (\$)			Expense Year				
Lease Terms							
Items Included	Real Estate Only, Fixtures, Equipment						
Business Docs	Profit and Loss Statement						
Bedrooms	1	HVAC	Forced Air, Central Air		# Units		
Bathrooms	3	Fuel	Natural Gas		# Floors	1	
Flooring	Mixed	Water	City/Municipal		Fin Sqft	9,899	
Construction		Sewer	City Sewer				
Exterior Finish	Vinyl	Utilities					
Roofing	Composition Shingles	Parking	Paved, Street Only				
S-T-R	13 34 10	Zoning Type	Commercial, Buyer to Verify		Title	Fee Simple	
Tax Comp#	0081342.002	Possession	On Closing				
Taxes	\$2,636 (2025)						
Legal Description	ORIG PLAT VILLAGE OF ELCHO LOTS 1-2-3 EXC S10' LOT 3 BLOCK 11 AKA LOT 1 CSM V17 P168						
Financing	Short Sale: No, Foreclosure: No						
Info/Permits/Restricts	Addendum S, Disclosures						
Exterior Features	Living Quarters						
Site Description	Corner Lot, Stand Alone						
Site Influences	On ATV Trl						
<p>Exceptional turnkey business opportunity in the heart of the Northwoods! CJ's Elcho Clubhouse is a well-established and successful bar and restaurant located directly on the ATV trail with immediate access to snowmobile trails, making it a year-round destination for locals and visitors alike. This thriving operation offers a proven business model, loyal customer base, and multiple established revenue streams. The property features a spacious bar and restaurant, a large banquet hall perfect for weddings, parties, reunions, fundraisers, and special events, plus a clean, well-maintained laundromat that serves both local residents and seasonal visitors. The laundromat provides an additional source of revenue while generating consistent customer traffic throughout the year. Also included is a private 1-bedroom, 1-bath apartment ideal for owner occupancy, employee housing, or rental income. Attached to the building is a former bowling alley offering tremendous potential for future expansion, entertainment space, or redevelopment. The current owners have not operated the bowling alley and make no representations regarding the condition of the equipment. With multiple revenue streams already in place and room for future growth, this property presents a rare opportunity to own a successful Northwoods business. Its prime location on popular ATV and snowmobile routes ensures strong seasonal traffic while serving the local community year-round. Whether you're looking to expand your business portfolio, pursue an owner-operator lifestyle, or invest in a property with tremendous upside potential, CJ's Elcho Clubhouse is ready for its next chapter. Turnkey operations, established reputation, excellent visibility, diversified income sources, and endless possibilities make this a must-see opportunity.</p>							
Directions	From HWY 45 Elcho, turn onto HWY K to the west. Business will on the right.						
Cons. Alert	Buyer to verify all zoning, acreage, measurements and MLS data. Current owners never ran the bowling alley. Kitchen will need makeup air						
Agent Info	Sign on Property, LA Must Accompany, Pets-See Remarks, ShowingTime - Yes						
Realtor Rnks	Buyer to verify all zoning, acreage, measurements and MLS data. Current owners never ran the bowling alley. Kitchen will need makeup air.						
List Date	Jun 18/26	DOM	0	Listing Type	Exclusive Right	Seller Credits	
Expire Date	Dec 16/26	Date Entered	Jun 18/26	Sale Date		Price Sold	
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Co-L. Office							
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L. Sls 2							
Seller	James Henningfeld						
Buyer							
S. Office							
Co-S. Office							
S. Sls 1							
S. Sls 2							