Community Info:

MLS #: 1593099 **Active** **Business/Comm** **Price:** **$860,000**

55 Dam Rd **#** **Village** **Lake Delton** Q14

County: Sauk **Zip:** 53940 **State:** WI

Trade Name: Sandy Beach Resort **Units in Bldg:** 16

RE For Sale:	Yes	**Ann Rent/SqFt:**	$		
Bus for Sale:	No	**Bldg Gross SqFt:**	0		
Lease Only:	No	**Net Leasable SqFt:**	0		
# of Stories:	0	**Ceiling Hgt Min:**	0	**Max:**	0
Approx Bldg Dim:	0	**# Loading Docks:**			
Estimated Age:	999	**Parking Fees/Mo:**	$ 0		
Street Frontage:	250	**Onsite Parking:**	0		

Directions: Hwy 12/23, to east on Hwy A, R on Dam Rd to property (See Sandy Beach Resort sign on R of Hwy A)

Click M for Map:

Documents (if

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	0	0	No	$ 0	$ 0.00	$ 0	0
2				$	$	$	
3				$	$	$	

Gross Op Inc:	$ 0	**Zoning:**	Comm		**Land Assess:**	**$** 262,500	
Gross Sales:	$	**Lot Size:**			**Improvements:**	**$** 400,000	
Gr Rental Inc:	$	**Vacancy:**	%		**Total Assess:**	**$** 662,500	**/** 2006
Ann Op Exp:	$ 0	**PerPropTax:**	$	**Year:**	**Net Taxes:**	**$** 10,831	**/** 2006
Net Op Inc:	$ 0	**Inc/ExpYr:**	0				
Parcel #:	146-0026-00000	**Inventory:**	$				
Legal:	Lengthy						

Type	Recreation, Motel/Hotel/Bed & Brkfst, Other	**Building Parking**	N/A
Location	Near Major Highway	**Seating Capacity**	N/A
Present Use	Recreation, Motel/Hotel/Bed & Brkfst, Living quarters	**Licenses**	Other
Building Framing	Wood frame	**Sale Includes**	Business name, Some equipment, Customer list, Signs, Some furniture
Exterior	Wood		
Roofing	Composition		
Heating/Cooling	N/A	**Documents on File**	Property Condition Report
Fuel	N/A	**Lease Type**	None
Water/Waste	Municipal water, Municipal sewer	**Tenant Pays**	N/A
Features	N/A	**Terms/Option**	Cash
		Exchange	Cash
		Miscellaneous	Waterfront
		Occupancy	Owner, At closing

Property located directly on Lake Delton. Approximately 1 acre with 200+ feet of frontage. Level frontage, sandy beach with mature trees, beautiful lake views, boat slips, childrens play areas. See included furniture list and business fixtures. Peaceful road access, with large park directly across the street. Business operated five months per year. Multiple buildings at resort - contact listing agents for details.

Sold Price: **Pts Pd/SlrCr:** **Closing Date:**

This information provided courtesy of: Restaino & Associates

SCWMLS and brokers do not guarantee accuracy of information. All material information must be independently verified by buyer. Equal housing opportunity listing.

REALTOR®

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