



EXTRAORDINARY DOWNTOWN OPPORTUNITY.

Superb Sports Bar & Grill Business Model In Place. A True Turn-key Operation.

920-539-7014

FOR SALE ◦ **\$1,600,000.**



This/the information found in this publication is deemed reliable, but not guaranteed.





UPSCALE SPORTS RESTAURANT – BAR & GRILL

Spacious. Sports Minded. A Clear Step Above The Rest.

With a steady and loyal clientele in place, an impressive growth curve, and a winning team already in place - JR's Sports Bar & Grill is an opportunity to hit-the-road running as the new owner.

Arrange a private showing today!

Property Specifications

Location **Downtown Fond du Lac**

Bar & Restaurant Area **Approx. 5,500 SF**
 Seating **Approx. 170**
 Bar **Full Service – 12 Tap Beers**
 Food Service **Booth, Bar & Table Seating**
 TV's **14**
 Game Room **Yes**

Kitchen **Approx. 475 SF**
 Cooking **Fryer, Burner, Griddle**
 Hood Area **10' - SS**
 Prep Areas **2**
 Cooler **Walk-In**

Exterior
 Parking **Ample**
 Building **Updated with Numerous Improvements**
 Other **Outstanding Build-Out**

Traffic in Local Corridor **2008**
 Street Address **Approx. 8,000 daily**
 Neighboring Corner **Approx. 4,000 daily**



65 N. MAIN ST. FOND DU LAC, WI





GREAT LOCATION. IMPRESSIVE YEARLY VOLUME.

Successful Sports Bar & Grill. Busy Downtown Corridor. Move-In Condition.

Great opportunity to own your restaurant and bar in a modern setting with local business patrons as regulars, busy lunch, superb sports team attendance, nightly crowds and heavy weekend traffic.

Outstanding Team In Place.

JR's Sports Bar & Grill – Notable Features

- Sports Bar Setting – with customized atmosphere – creating a great locale for team gatherings, watching the game, or meeting up with everyone for a great sandwich and a beer.
- Very busy lunch venue currently in place – noted for consistently great sandwiches and daily specials.
- Excellent happy-hour crowd with full menu in evenings.
- Over 14 TV's and Full HD mean you won't miss-out on Hockey-Hoops-Packers-Badgers-Brewers or Bucks.
- Dedicated Themes For Gatherings – JR's Lounge, Coaches Corner, The Front Room, Billiards & Game Room.
- Very nice combination of bar seating, booths, and table seating arrangements.
- All non-rented equipment (TV's, Boards, Art, Etc.) included with sale.

65 N. MAIN ST. FOND DU LAC, WI



From a well-designed bar - to dedicated lounges - the amenities create a casualness perfect for business socializing at lunch or after work. An ideal gathering for the game. Arrange a first-hand look and...

Call ZA Commercial Today!

Uniquely Local. Unequaled Results.





920-539-7014

GREAT FOOD. GREAT KITCHEN TO WORK FROM.

Well Designed. Good Flow Pattern. Excellent Equipment.

Everything a chef needs and expects compliments the kitchen setting. Ready for high volume and a variety of food choices in which to specialize.

Kitchen – Notable Features

- Heavy use of Stainless Steel.
- All expected cooking equipment – from fryers to grilling and more.
- Work stations for specialized prep.
- Good flow for kitchen staff.
- Tickets created from customized computer system generated at bar or tickets directly from wait staff.
- Walk-in cooler.
- Experienced, well trained staff.
- Kitchen semi-hidden from patrons.
- Current owners keep updated and very clean.

65 N. MAIN ST. FOND DU LAC, WI





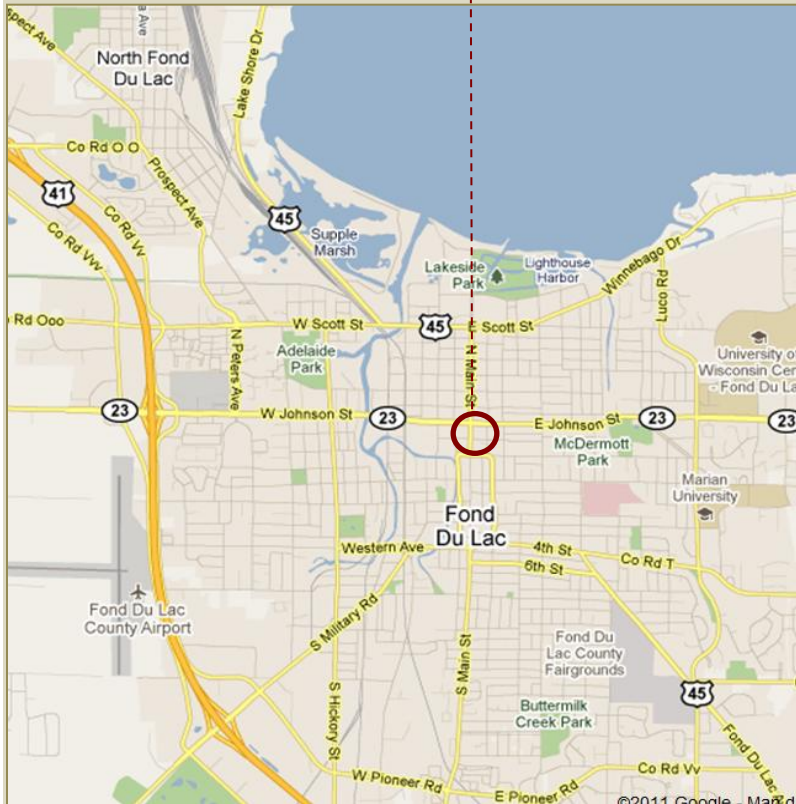
MAP.

Contact Alex or Tom today for a personalized tour.

920-539-7014

zacommercial.com

**65 N. MAIN ST.
FOND DU LAC, WI**



CONTACT:

ALEX ZABEL

PARTNER

920-295-9884

alex@zacommercial.com

TOM ACKERMAN

PARTNER

920-539-7014

tom@zacommercial.com



1800 MORRIS ST. FOND DU LAC WI. 54935