



# LAKEFRONT RESTAURANT, BAR & MUSIC VENUE FOR SALE



185 & 195 Water Street, Iola, Wisconsin 54945

**Eric Christenson**

Sales Executive

608-576-5565

[eric@hscbrokers.com](mailto:eric@hscbrokers.com)



# PROPERTY FEATURES

Located in the heart of Wisconsin on the shores of Lake Iola, The Thirsty Perch is a popular restaurant, bar, and live music venue. Well known for friendly service and delicious food, including Friday fish fry and Saturday steak specials. The building features a great view of the lake and opens up to the patio and "garage bar" creating the perfect outdoor live music and entertainment area.

## Asking Price

\$695,000, includes real estate



### SQUARE FEET

Restaurant/Bar: 5,200  
Garage Bar: 3,000  
Patio: 5,500 Approximate



### LOT SIZE

3 Parcels, approximately 1/2 acre total



### CAPACITY

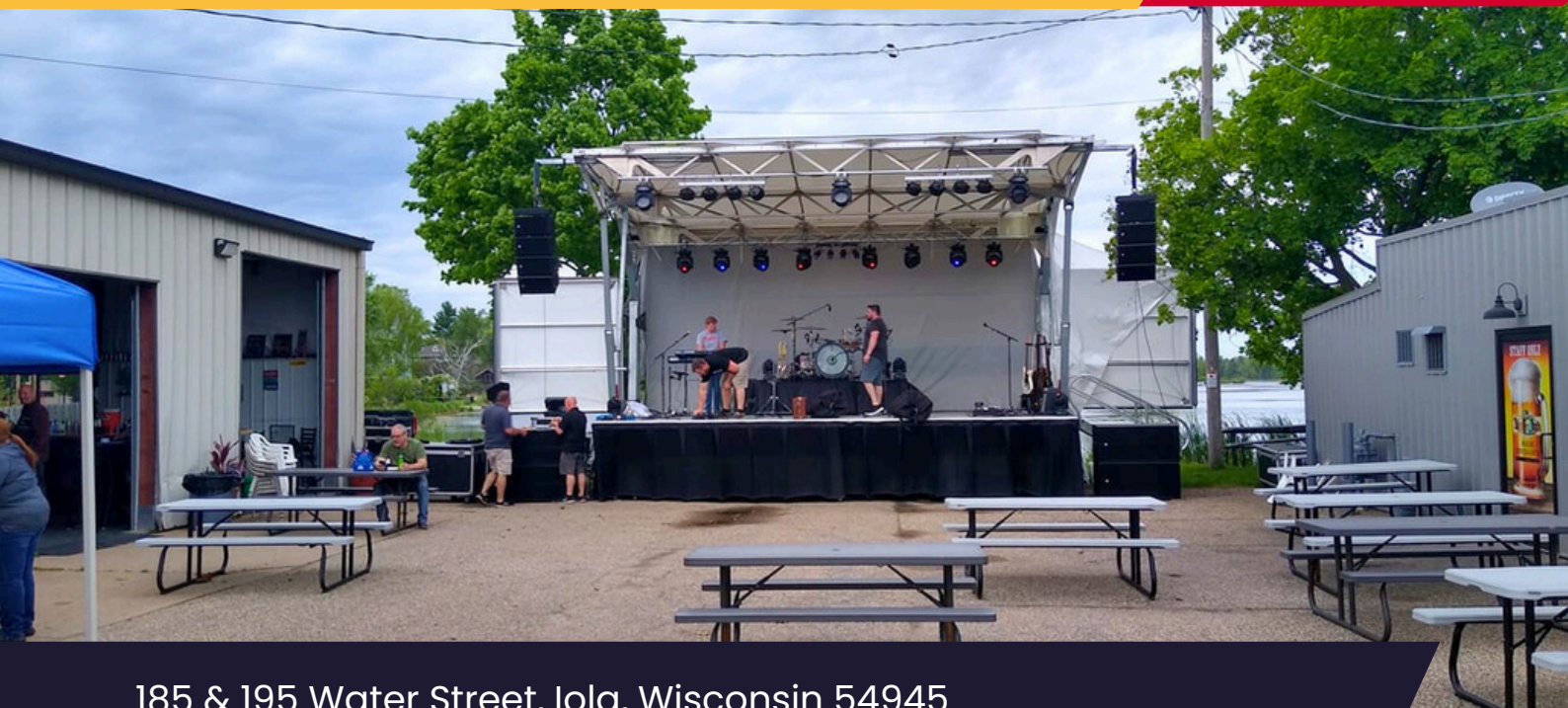
Approximately 200



### PARKING

8 spaces plus ample street parking

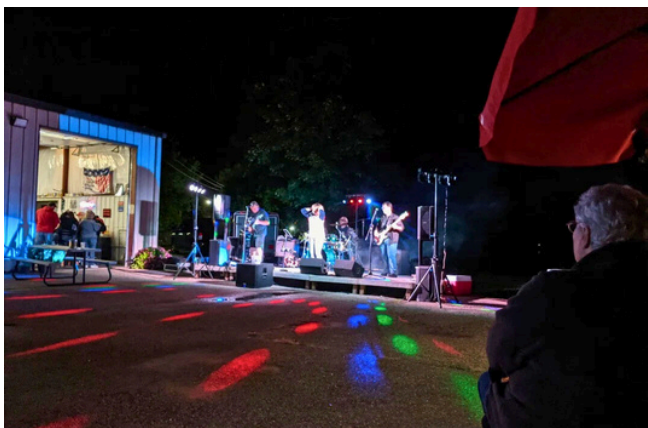
## POPULAR LIVE MUSIC VENUE



185 & 195 Water Street, Iola, Wisconsin 54945



# PHOTOS



185 & 195 Water Street, Iola, Wisconsin 54945



# PHOTOS



185 & 195 Water Street, Iola, Wisconsin 54945



# MENU

Weekend Specials



**FRIDAY FISH FRY**  
All dinners include coleslaw, rye bread and your choice of French fries, potato salad, baked potato or potato pancakes.

- \*Beer Battered Haddock
  - 2 Piece 8.99
  - 3 Piece 10.99
  - 4 Piece 11.99
- \*Baked Haddock
  - 3 Piece 10.99
- \*Perch
  - 3 Piece 11.99
  - 6 Piece 15.99
- \*Jumbo Shrimp
  - 9 Jumbo Deep Cut breaded shrimp. 13.99
- \*Basil Pesto Baked Tilapia  
Filet of Tilapia baked in our homemade basil pesto glaze served on a bed of buttery peppery Fettucine pasta. 10.99

**SATURDAY STEAK & SEAFOOD**

All dinners come with salad choice of potato or wild rice, vegetable and bread.

- \*Prime Rib
  - 12 OZ 17.99
  - 16 OZ 22.99
- \*12 OZ Ribeye  
12oz USDA Choice Ribeye grilled to perfection - 21.99
- \*8 OZ Tenderloin  
8 oz Choice Tenderloin - 19.99
- \*Scallops  
Beer battered or boiled scallops in a homemade butter sauce - 17.99
- \*Jumbo Shrimp  
Beer battered or broiled in a homemade butter sauce - 17.99
- \*SURF AND TURF  
Add 3 shrimp or 3 scallops for \$7.00



\*Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of food borne illness.



**Starters**

- Mozzarella Sticks**  
5 Wonton wrapped mozzarella sticks servers with warm Marinara sauce - 7.99
- Mini Tacos**  
Deep Fried mini tacos served with sour cream and salsa - 5.99
- Cheese Curds**  
Beer Battered White Wisconsin Cheese Curds - 6.99
- Onion Rings**  
Beer Battered Onion Ring - 5.99
- Loaded Nachos**  
Choice of beef or chicken piled on homemade tortilla chips smothered in cheddar cheese, onions, tomatoes - 9.99
- Chicken Tenders**  
5 Breaded all white tenders with ranch - 7.99  
Make it a basket for - 2.00
- Deep Fried Mushrooms**  
Thick slices of portabella's coated in a golden brown seasoning - 6.99
- Spinach & Artichoke Dip**  
Creamy spinach and artichoke dip served with fried pita chips - 7.99
- Quesadilla**  
Beef or Chicken - 7.99

**Sandwiches & Wraps**

Sandwiches served with a pickle spear. Add a side for 2.00  
Sides include French Fries, potato Salad, Pasta Salad, Cottage Cheese or side salad

- Reuben**  
Grilled marbled rye bread stuffed with corned beef, sauerkraut, Thousand Island dressing and smothered with Baby Swiss cheese - 9.99
- Grilled Ham & Cheese**  
Grilled Black Forest Ham and Swiss on Rye, a twist on a classic sandwich - 7.99
- Cranberry Chicken Salad Wrap**  
Chunks of chicken, almonds, and sweet dried cranberries are tossed together with a creamy dressing. 8.99
- Fish Sandwich**  
Perfectly fried cod with a crunchy golden crumb coating topped with American cheese - 7.99
- Gyro**  
Seasoned blend of beef and lamb piled on a grilled pita topped with tomato, onion, feta cheese, and Tzatziki sauce - 8.99
- Chicken Bacon Ranch Wrap**  
Grilled or deep fried chicken breast with lettuce, tomato, bacon and ranch wrapped in a garlic/pesto tortilla - 8.99
- Thirsty Perch Taco's**  
Two Soft Corn Tortillas filled with our signature perch, cabbage with a sweet & spicy chili sauce drizzled with cilantro lime. Served with homemade tortilla chips and salsa - 11.99

**Burgers**

Hand pattied never frozen and served with a pickle. Add a side for 2.00  
Sides include French Fries, potato Salad, Pasta Salad, Cottage Cheese or side salad

**SUB BURGER PATTY for A 6oz GRILLED OR DEEP FRIED CHICKEN BREAST!**

- \*Hamburger**  
1/2 lb burger with lettuce and tomato served on a split top gourmet bun - 7.99
- \*Cheeseburger**  
1/2 lb burger topped with choice of American, Pepperjack, provolone, white cheddar or Swiss cheese - 8.99
- \*Bacon Cheese Burger**  
1/2 lb burger topped with bacon and your choice of American, Pepperjack, provolone, white cheddar or Swiss - 9.99
- \*Cowboy Burger**  
1/2 lb burger topped with bacon, onion rings, sweet homemade BBQ sauce, smothered with American and white cheddar cheese - 10.99
- \*Mushroom & Swiss**  
1/2 lb burger smothered with our homemade mushroom gravy sauce topped with Baby Swiss cheese - 9.99
- \*Pizza Burger**  
1/2 lb burger topped with pizza sauce, pepperoni, and blended cheese - 9.99

\*Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs, may increase your risk of food-borne illness. Especially if you have certain medical conditions.



**Starters**

- Mini Tacos**  
Deep Fried mini tacos served with sour cream and salsa - 7.30
- Cheese Curds**  
Beer Battered White Wisconsin Cheese Curds - 8.30
- Onion Rings**  
Beer Battered Onion Ring 7.30
- Deep Fried Mushrooms**  
Thick slices of portabella's coated in a golden brown seasoning - 8.30
- Chicken Tenders**  
5 Breaded all white tenders with ranch - 9.35  
Make it a basket for - 2.25

**Sandwiches & Wraps**

Sandwiches served with a pickle spear. Add a side for 2.25 Sides include French Fries, potato Salad, Cottage Cheese or side salad

- Reuben**  
Grilled marbled rye bread stuffed with corned beef, sauerkraut, Thousand Island dressing and smothered with Baby Swiss cheese - 11.45
- Grilled Ham & Cheese**  
Grilled Black Forest Ham and Swiss on Rye, a twist on a classic sandwich - 9.35
- Cranberry Chicken Salad Wrap**  
Chunks of chicken, almonds, and sweet dried cranberries are tossed together with a creamy dressing 10.40
- Fish Sandwich**  
Perfectly fried cod with a crunchy golden crumb coating topped with American cheese - 9.35
- Gyro**  
Seasoned blend of beef and lamb piled on a grilled pita topped with tomato, onion, feta cheese, and Tzatziki sauce - 10.40
- Chicken Bacon Ranch Wrap**  
Grilled or deep fried chicken breast with lettuce, tomato, bacon and ranch wrapped in a garlic/pesto tortilla - 10.40
- Thirsty Perch Taco's**  
Two Soft Corn Tortillas filled with our signature perch, cabbage, with a sweet & spicy chili sauce drizzled with cilantro lime. Served with homemade tortilla chips and salsa - 13.50

**Burgers**

Hand pattied never frozen and served with a pickle. Add a side for 2.25  
Sides include French Fries, potato Salad, Cottage Cheese or side salad

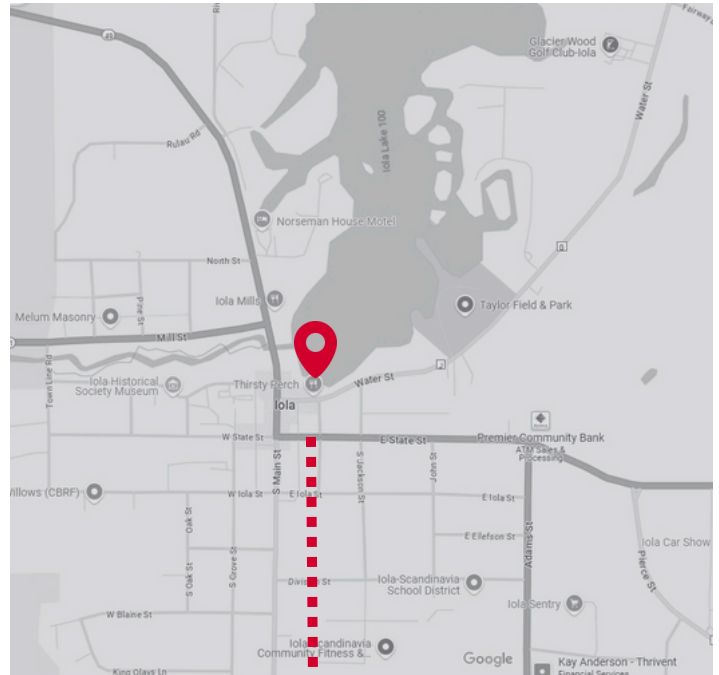
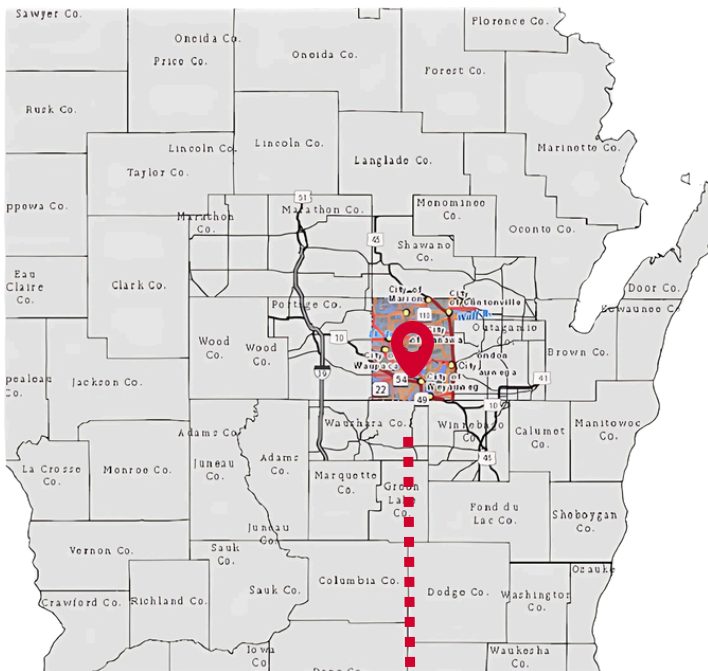
**SUB BURGER PATTY for A 6oz GRILLED OR DEEP FRIED CHICKEN BREAST!**

- \*Hamburger**  
1/2 lb burger with lettuce and tomato served on a split top gourmet bun - 9.35
- \*Cheeseburger**  
1/2 lb burger topped with choice of American, Pepperjack, provolone, white cheddar or Swiss cheese - 10.40
- \*Bacon Cheese Burger**  
1/2 lb burger topped with bacon and your choice of American, Pepperjack, provolone, white cheddar or Swiss - 11.45
- \*Cowboy Burger**  
1/2 lb burger topped with bacon, onion rings, sweet homemade BBQ sauce, smothered with American and white cheddar cheese 12.50
- \*Mushroom & Swiss**  
1/2 lb burger smothered with our homemade mushroom gravy sauce topped with Baby Swiss cheese - 11.45

Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs, may increase your risk of food-borne illness. Especially if you have certain medical conditions.

185 & 195 Water Street, Iola, Wisconsin 54945

# LOCATION HIGHLIGHTS



185 & 195 Water Street, Iola, Wisconsin 54945



# DEMOGRAPHICS

Figures prepared from esri



**TRAFFIC COUNT:** 1,400 vehicles per day

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>	1,418	2,270	3,850
<b>Median Age</b>	47.9	48.7	49.6
<b>Median Household Income</b>	\$60,277	\$65,576	\$75,111
<b>Average Household Income</b>	\$76,428	\$76,344	\$93,936
<b>Owner Occupied</b>	70%	75%	82%
<b>Projected Population Growth 2024-2029</b>	1%	1%	1%

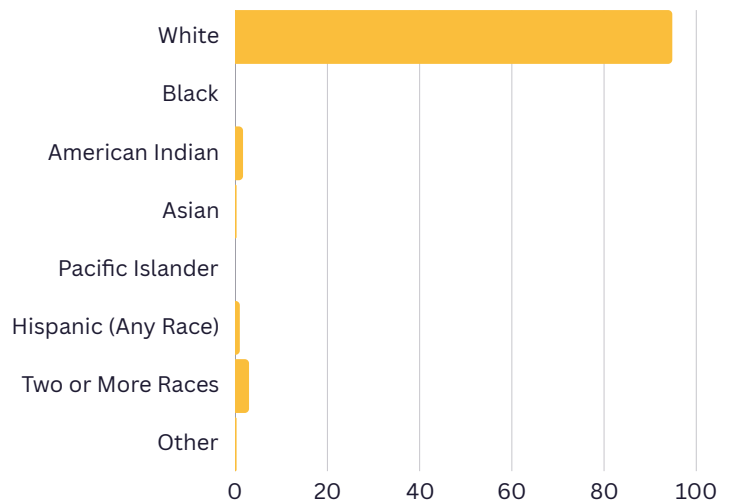


## AREA BUSINESSES

- Crystal Cafe
- The Fuel Depot
- Iola Historical Museum
- Bank First
- Iola Mills
- Norseman House Motel
- Premier Community Bank
- Glacier Wood Golf Course
- Iola Pines Campground
- Iola Conservation Club
- Sentry
- Iola - Scandinavia Comm. Fitness



## 2022 RACE AND ETHNICITY



185 & 195 Water Street, Iola, Wisconsin 54945

# AGENCY DISCLOSURE

**WISCONSIN REALTORS® ASSOCIATION**  
4801 Forest Run Road, Madison, WI 53704

**Hospitality Services Corp.**  
Effective July 1, 2016

**DISCLOSURE TO CUSTOMERS**

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the  
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent  
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
  - 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
  - 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.
  - 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 57-66).
  - 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 24-40).
  - 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
  - 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.
- 19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector.

22 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain  
23 language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

24 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
25 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
26 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
27 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
28 Firm is no longer providing brokerage services to you.

29 The following information is required to be disclosed by law:

- 30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 57-66).
- 31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection  
32 report on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may  
34 list that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other  
35 information you consider to be confidential.

36 CONFIDENTIAL INFORMATION: \_\_\_\_\_  
37 \_\_\_\_\_

38 NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_  
39 \_\_\_\_\_

40 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

41 By signing and dating below I /we acknowledge receipt of a copy of this disclosure and that

42 \_\_\_\_\_ and \_\_\_\_\_ are

43 Agent's Name Firm's Name

44 working as: (Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **STRIKE ONE**

**45 THIS IS A DISCLOSURE AND NOT A CONTRACT. Wisconsin law required the Firm to request the customer's  
46 signed acknowledgment that the customer has received a copy of this written disclosure statement if the Firm  
47 will provide brokerage services related to real estate primarily intended for use as a residential property  
48 containing one to four dwelling units. SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE  
49 ANY CONTRACTUAL OBLIGATIONS BY EITHER THE CUSTOMER OR THE FIRM.**

**50 See the reverse side for definitions and sex offender registry information.**

51 \_\_\_\_\_

52 Customer Signature Date Customer Signature Date

53 Customer's Name: \_\_\_\_\_ Customer's Name: \_\_\_\_\_

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Copyright © 2016 by Wisconsin REALTORS Association

Drafted by Attorney Debra Peterson Conrad ®

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com



54 NOTICE ABOUT SEX OFFENDER REGISTRY

55 You may obtain information about the sex offender registry and persons registered with the registry by contacting the  
56 Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

57 DEFINITION OF MATERIAL ADVERSE FACTS

58 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
59 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
60 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
61 or affects or would affect the party's decision about the terms of such a contract or agreement.

62 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
63 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
64 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
65 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
66 contract or agreement made concerning the transaction.