

332 FELLOWS RD
GENOA CITY



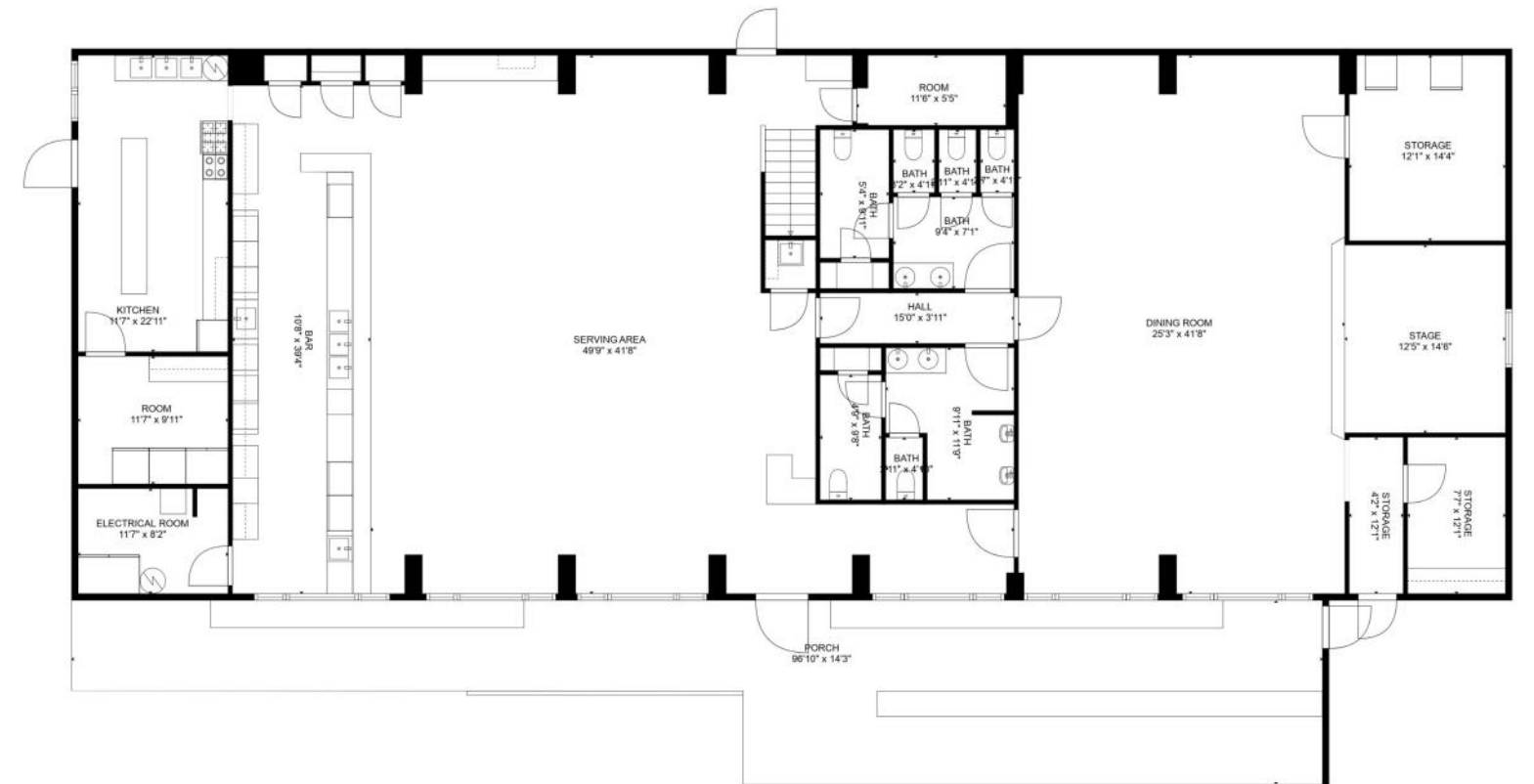


BROKEN SPOKE EATERY

Introducing an exceptional turnkey commercial property boasting a unique blend of charm and versatility, perfect for entrepreneurs seeking a thriving hospitality venture. Nestled in a picturesque setting, this property presents a captivating combination of features. Step into a warm and inviting ambiance exuding rustic charm and character. The bar area offers a cozy retreat for patrons to unwind and socialize with their favorite beverages, while the restaurant space provides dining experience with its tasteful decor and comfortable seating. Special occasions and celebrations can happen here as well, banquet hall offers ample space and versatility for weddings, anniversaries, private events and more.

- 4860 SF
- Seating Capacity 210
- 13' X 15' Stage
- Outdoor Stage w/ power
- Great Outdoor Festival Space
- Abundant Parking





TOTAL: 4532 sq. ft
 FLOOR 1: 4184 sq. ft, FLOOR 2: 348 sq. ft
 EXCLUDED AREAS: ELECTRICAL ROOM: 94 sq. ft, STORAGE: 320 sq. ft, PORCH: 887 sq. ft,
 LOW CEILING: 12 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





IF YOU'RE LOOKING TO EXPERIENCE THE NATURAL BEAUTY OF WISCONSIN WITH SMALL-TOWN CHARM AND A SUBURBAN FEEL, LOOK NO FURTHER THAN **GENOA CITY**.

Located in Kenosha and Walworth Counties, the village has seen many changes since the days it was known as Genoa Junction. Today Genoa City is home to local businesses and recreational opportunities including Nippersink Golf Resort, a premier golf destination set amongst a beautiful country landscape.

One of the community's top amenities is the Genoa City Recreation Program, which includes several ball fields and parks such as Veteran's Memorial Park.

While Wisconsin is known for its fish boils, Genoa City corners the market. In fact, one local restaurant boasts some of the highest reviews in the state for its "Door County Style" cod.

Real estate in Genoa City includes waterfront homes with exceptional lake views and quiet retreats in the Powers Lake bay area.



NOTES

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