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# NOLAN SALES LLC

PO Box 486, MARION, WISCONSIN 54950



**N11720 HWY 45, CLINTONVILLE, WI 54929**

**REAL ESTATE TAXES (2023): \$2,248.23**

L-7599: Here's a fantastic opportunity to own a highly regarded, established supper club located on US HWY 45, benefiting from high traffic and minimal competition. The property features a welcoming 14-stool bar, a spacious dining area, and is equipped with a drilled well, private septic, and natural gas. This turn-key opportunity includes commercial kitchen equipment and much more, ensuring a smooth transition for the new owner. Upstairs, the living quarters provide 2 bedrooms and 1 full bath, along with a 2+ car garage. The property sits on a picturesque 7+/- acre lot, complete with a private pond, offering a park-like setting perfect for relaxation and entertaining. Don't miss out on this exceptional business and living opportunity!

**~~\$329,000.00~~ Reduced to \$299,000.00**

