



ENCORE

REAL ESTATE BROKERAGE

Phone: (262) 366-2526 / (414) 899-3537
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E-mail: sales@encorewisconsin.com

Investment & Rental Property Specialists

\$1,490,000



*****MOTIVATED SELLER*****

2565 State Highway 120 | Lake Geneva | Wisconsin | 53147

Contact:

John Dyke, CCIM

Or Paul Rucinski

METRO MILWAUKEE OFFICE

N92 W17420 Appleton Ave, Suite 105
Menomonee Falls, WI 53051

WASHINGTON/DODGE COUNTY OFFICE

1530 Corporate Center Drive, Suite 6
West Bend, WI 53095

- Located in a Thriving Resort Community and Tourist Destination
- Situated Immediately Northeast of a US Highway 12 Interchange and City of Lake Geneva Prosperous Commercial Node
- Fronts on an Arterial w/ADT Count of 9,200 Vehicles
- Adjacent Highway Includes Median Cut to Allow Southbound Traffic Access to Property
- Sale Price includes All Trade Fixtures Associated with Theater Business Operation
- 30,474 SF Structure w/6 Digital Screens & 1,235 Seats
- Over 400 Parking Stalls (0.35 Stalls/Seat)
- Layout Provides Ample Space for Complimentary Use Such as a Pizzeria or Pub & Grill
- Current Layout includes Mezzanine Bar
- Built in 1999
- 29.57 Acre Parcel w/Land Available for Expansion

Directions: US Highway 12 to State Highway 120. Go north approximately 1/3 mile. Property is located along east side of State Highway 120.





SUBJECT PROPERTY



ALLENDALE ST

EB I-74

WB I-290

NEDWARDS BLVD

HY 120

MADAUS ST

CRESTOR

VISTA DR

SHERIDAN SPRINGS RD

Combs Creek

White River