



# ENCORE

## REAL ESTATE BROKERAGE

Phone: (262) 366-2526 / (414) 899-3537  
 Fax: (866) 671-0237  
 E-mail: Sales@EncoreWisconsin.com

Investment & Rental Property Specialists

**\$875,000**

### 4-SCREEN MOVIE THEATER



151 South Pearson Lane | Whitewater | Wisconsin | 53190

**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

- Profitable movie theater with good operational records.
- Sale price includes all trade fixtures associated with the theater business.
- Property possesses upside potential by adding additional concessions, introducing adult beverages and/or increasing operational hours.
- Located in the City of Whitewater with a population of over 14,500 residents and is home to UW-Whitewater, which has an annual enrollment of approximately 12,400 students.
- 12,000 SF structure which includes 517 seats within 4 theaters.
- Each theater includes updated seating with digital technology (3 Christie & 1 NEC digital projectors).
- Cinema includes 3D technology.
- Situated on a 4.62 acre site which includes 129 asphalt-paved parking stalls, indicating a parking ratio at 10.75 stalls/1,000 SF of building area or 0.25 stalls/seat.
- Site includes surplus land which provides significant area for building expansion.

Directions: Take US Highway 12 to Tri-County Road (Old State Highway 12). Go east approximately 7/8 mile to Pearson Lane. Turn right and drive approximately 275'. Property is located along east side of Pearson Lane.

View of Movie Theater



View of Signage



Concession Stand



View of Typical Theater



View of Typical Theater



View of Digital Projectors



Corridor to Theaters



View of Typical Restroom







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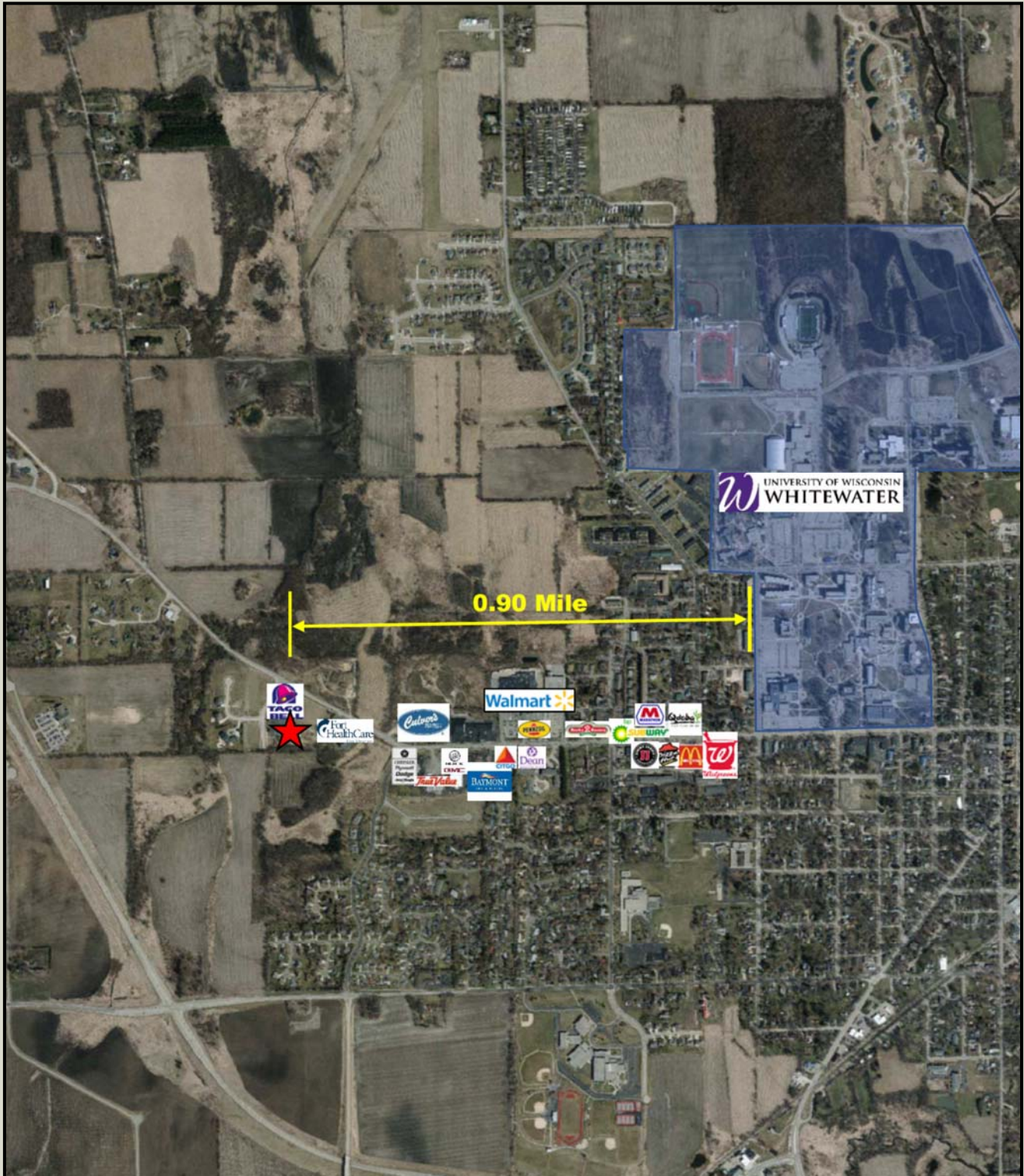


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