

YOUR INVESTMENT PROPERTY AWAITS.



609 Hwy 61, Readstown Wisconsin

[www.applehousehotel.com](http://www.applehousehotel.com)

Are you in search of a successful investment opportunity and the potential to establish additional on-site businesses across a sprawling 5.5-acre property? Look no further! This well-established Hotel along with additional 3500 sq. ft. building is a must see!

Nestled in the heart of Readstown, Wisconsin, at the crossroads of Hwy 61 and 14, this thriving town serves as a year-round hub for visitors. Whether they're exploring the bountiful apple orchards, fishing in pristine Class 1 trout streams, hunting whitetail deer, or immersing themselves in the area's rich historical attractions, The AppleHouse Hotel provides an ideal home base for all these experiences.

Reads Creek, also known as Blackbottom Creek is a tributary of the Kickapoo River that borders the western property line. This is a fine, quality stream offering an abundance of brown trout.

The AppleHouse Hotel, constructed in 2008, is strategically positioned in the heart of Apple Country, within Wisconsin's captivating Driftless region. Complementing this gem is an additional 3,500 sq. ft. building that holds boundless potential for your envisioned business, be it a drive-thru café, a full-service restaurant, or a versatile event center. Estimated construction of this building is 2006 but owners are not 100% sure. The infrastructure is already equipped with the necessary connections for a commercial kitchen, awaiting your creative touch. The additional building does hold 2 complete bathrooms. Natural gas services this additional building. (Madison Gas & Electric) Renovations have been started in this building.

The hotel comprises 17 well-appointed rooms, including double queen, king, kitchenette, and two-room suites with full kitchens. Several of these rooms have recently undergone extensive renovations, with an ADA-accessible room also available. Each room being high efficiency, with superior insulation ensuring energy conservation. The building is designed for low maintenance, featuring a durable metal roof and vinyl siding. Additionally, each room is equipped with its own heating and cooling unit, ensuring optimal comfort for guests. A conveniently located on-site laundry/utility room supports the efficient operation of the establishment by staff.

This hotel could be utilized a long-term or short-term rentals.

The property is serviced by a private well and a municipal sewer system, ensuring reliable utility services. There is the exciting possibility of transforming this hotel into a branded establishment by introducing a business center and workout facility, which have already been initiated in the adjacent building.

Ample parking space is available, and the property's expansive 5.5 acres offer ample room for further expansion, making it an excellent canvas for realizing your vision for future business ventures.

This opportunity holds the promise of a thriving and versatile enterprise in the heart of Wisconsin's natural and cultural wonders.

Listing Agent: LeNae Schwickerath Coulee Land Company