

The Rolling Pin Bake Shop Metropolitan Madison Area Business & Leasehold Interest & Equipment

Asking Price: \$300,000.00

Address: 2935 S. Fish Hatchery Road
Fitchburg, WI.

Leased Area: 2,339 s.f. appx.

Lease Terms: Current lease thru 1/31/2014
Option 2/1/14 thru 1/31/17
(Escalators and notice provisions
Available upon request).

Current Base Rent: \$15.41 psf

2011 CAMS/Taxes: Appx. \$1,100 per month.
(Includes Trash Removal)

Zoning: Commercial Retail

Shopping Center: Yarmouth Crossing

Other tenants: Pizza Hut
UPS Store
Laredo's
Charter Communications
P/C Medic
Chang Jiang
K/B Salon
Arbor Ridge Vet Clinic
Michelle Allen Photographer

Store Frontage: 40 Feet

The information contained herein was provided by the Seller and/or other third parties and has not been verified by the Broker unless otherwise indicated. It is Buyer's responsibility to independently confirm its accuracy to their satisfaction.

Traffic Counts: Fish Hatchery 2009 20,700 +
McKee Road/PD 2009 18,900+

General Characteristics: Large commercial kitchen fully equipped for bakery operation
(Equipment list available upon request)

Bakery operating for appx. 10+ years @ Yarmouth Crossing

Specialities: Wedding Cakes with a full variety of breads, pastries, Cookies, soups, sandwiches, pies, etc.

Seating area: For light breakfast and lunch
Indoor seating for appx. 45 guests

Operating statements for 2007 - 2010: Available upon request to qualified buyer's

Owner: Rolling Pin Bake Shop, A Partnership,

Listing Agent: Judith A. Susmilch, Broker/President
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*Demographic information available upon request

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