

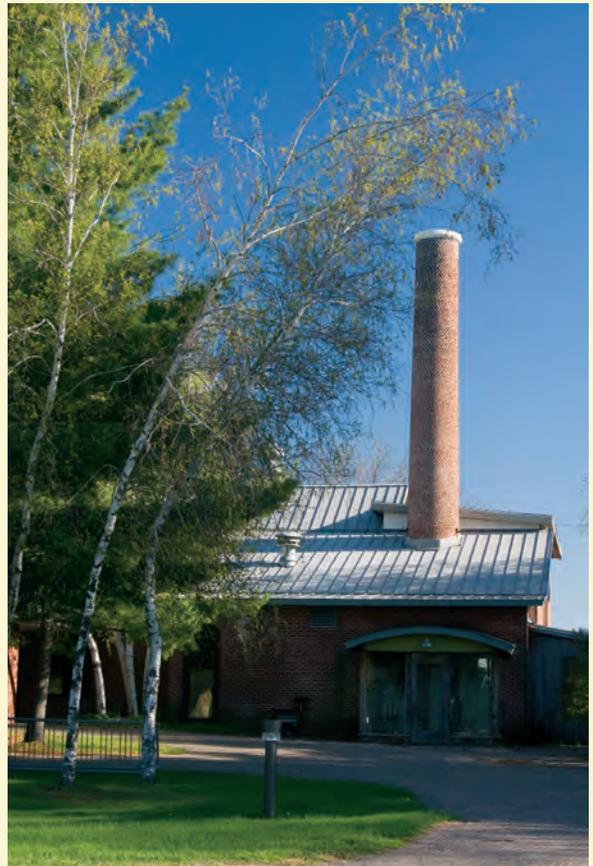
You've always wanted to run your own restaurant: So what's stopping you?

The iconic Creamery Inn, just outside of Menomonie, is available to lease. Don't panic. It's **NOT** the whole Creamery building but just the dining room and kitchen that's up for grabs.

However, should you want to extend your customers' experience beyond your sensational culinary delights, you can easily add the inn's four luxurious guestrooms to your lease agreement.

We'll even provide **FREE** living accommodation in the building so you can reduce your personal living expenses, by residing on the premises. We're also prepared to make a financial contribution towards the kitchen and dining room fit out costs.

In its heyday, this elegant, prairie-style-historic-inn, was one of the most highly regarded places to eat in the Upper Midwest. Now it's your turn to let some of the inn's magic rub off on you.



What's On Offer?

A lease lasting a minimum of 3 years

An extra '*Offer of First Refusal*' agreement that allows the tenant an opportunity to buy the building at a fixed-price *first*, should the owner of the property wish to sell it during the term of the lease.

How Much is the Rent?

Restaurant Only Option
\$4.44 Sq Foot PA (\$1,000/Month) +
CAM* Charges

Restaurant + Inn Rooms
+ FREE Accommodation Option
\$2.75 Sq Foot PA (\$1,500/Month)
+ CAM* Charges

Who should I contact? This sounds pretty amazing!

To discover more please email
donald.cline@creameryinn.com
You can also phone Kathy Ruggles on
715 664 8368 or simply visit
www.creameryinn.com

*CAM - Common Area Management Charges include a proportional amount of maintenance, cleaning, landscaping, insurance, property taxes along with certain unmetered utility costs

NB - It is important to note that many of the photographs used in this leaflet were taken to illustrate how the inn appeared several years ago. All furnishings have been removed from the building so a new operator will have a completely unencumbered space in which to create their own offer.

Kitchen infrastructure including, exhaust fans, work surfaces and walk-in cooler are all still in place.

The Creamery Inn
Downsville, Wisconsin - 54735
www.creameryinn.com

