



# MAMA MARIA'S ITALIAN RISTORANTE

800 6<sup>th</sup> Street North | Hudson, WI 54016

## 6,068 SF Freestanding Building For Sale

Mama Maria's Italian Ristorante has been a local favorite serving the Hudson area for 31 years! Rare opportunity to own a popular, full-service restaurant that offers a bar with seating, dining rooms, and banquet room, as well as outdoor dining opportunities. Large surface lot is easily accessible for travelers going both north and south on Highway 35 (WIS 35) which connects I-94 and the new St. Croix Crossing bridge (Oak Park Heights).

### Available For Sale: 6,068 SF

- 2022 Tax: \$19,233.88
- Sale Price: \$1,500,000.00

### Demographics and Traffic Counts:

- Average Household Population: 1 mile - 1,117, 3 miles - 7,243, 5 miles - 15,904
- Average Household Income: 1 mile - \$89,004, 3 miles - \$86,268, 5 miles - \$73,645
- 35 - vpd, 6th St N - 8,900 vpd, Krattley Ln - 1,800 vpd, Sommers St N - 2,000 vpd

### Highlights and Features:

- Local favorite
- Full-service
- Banquet room(s)
- Bar area with seating
- Outdoor dining / patios
- Ample surface parking
- High visibility from WIS 35
- PID: 161-1063-40-150
- Land: 1.07 acres (46,609 sf)
- Area tenants: Kwik Trip, Guvs Place, Village Liquors, Kozy Korner, Village Inn Sports Bar, Fireworks Store, Hudson Pet Hospital, Anderson Pack Dog Training, Zappa Brothers, New Adventures Learning Center

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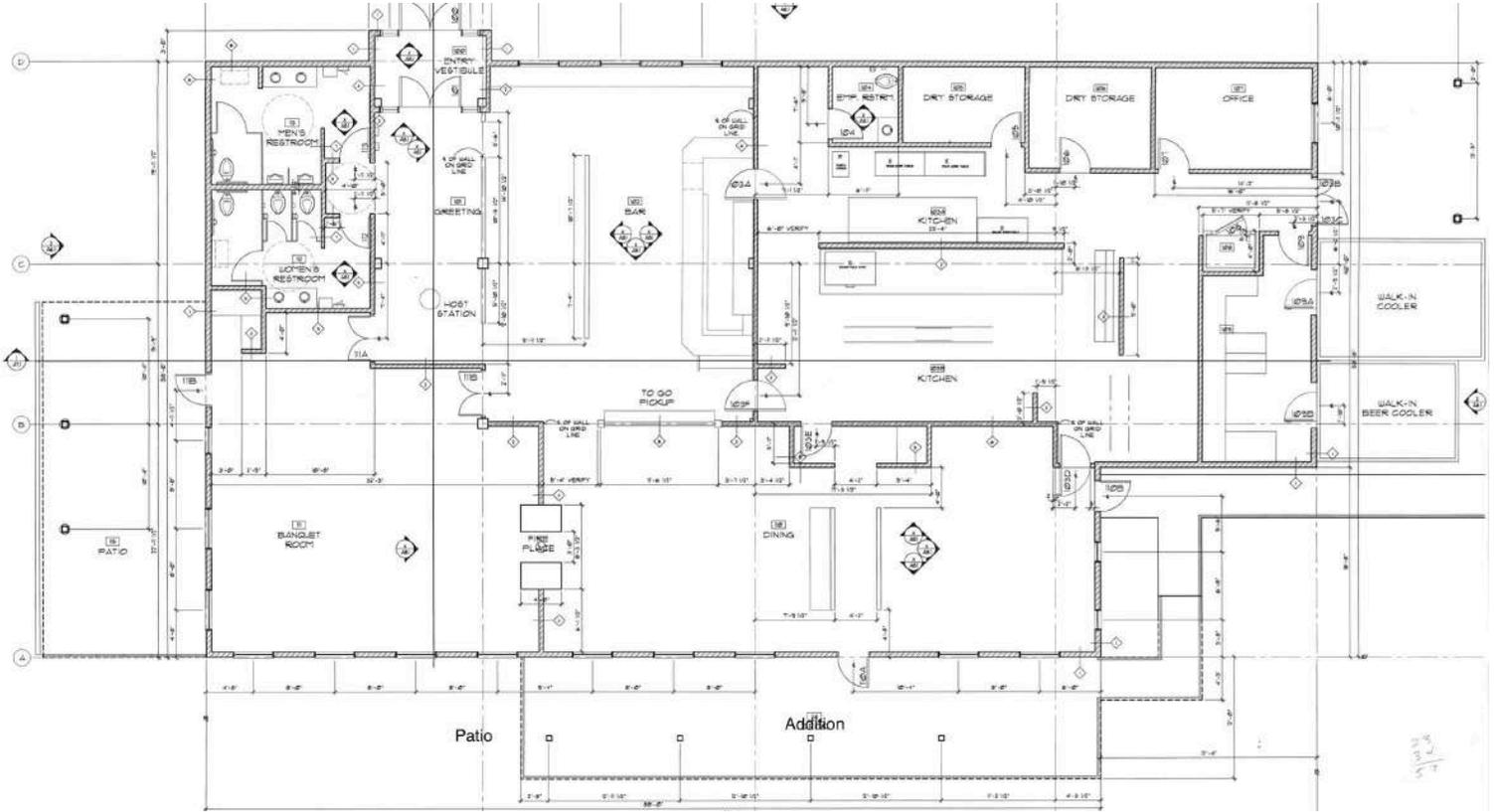
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## Interior Photos

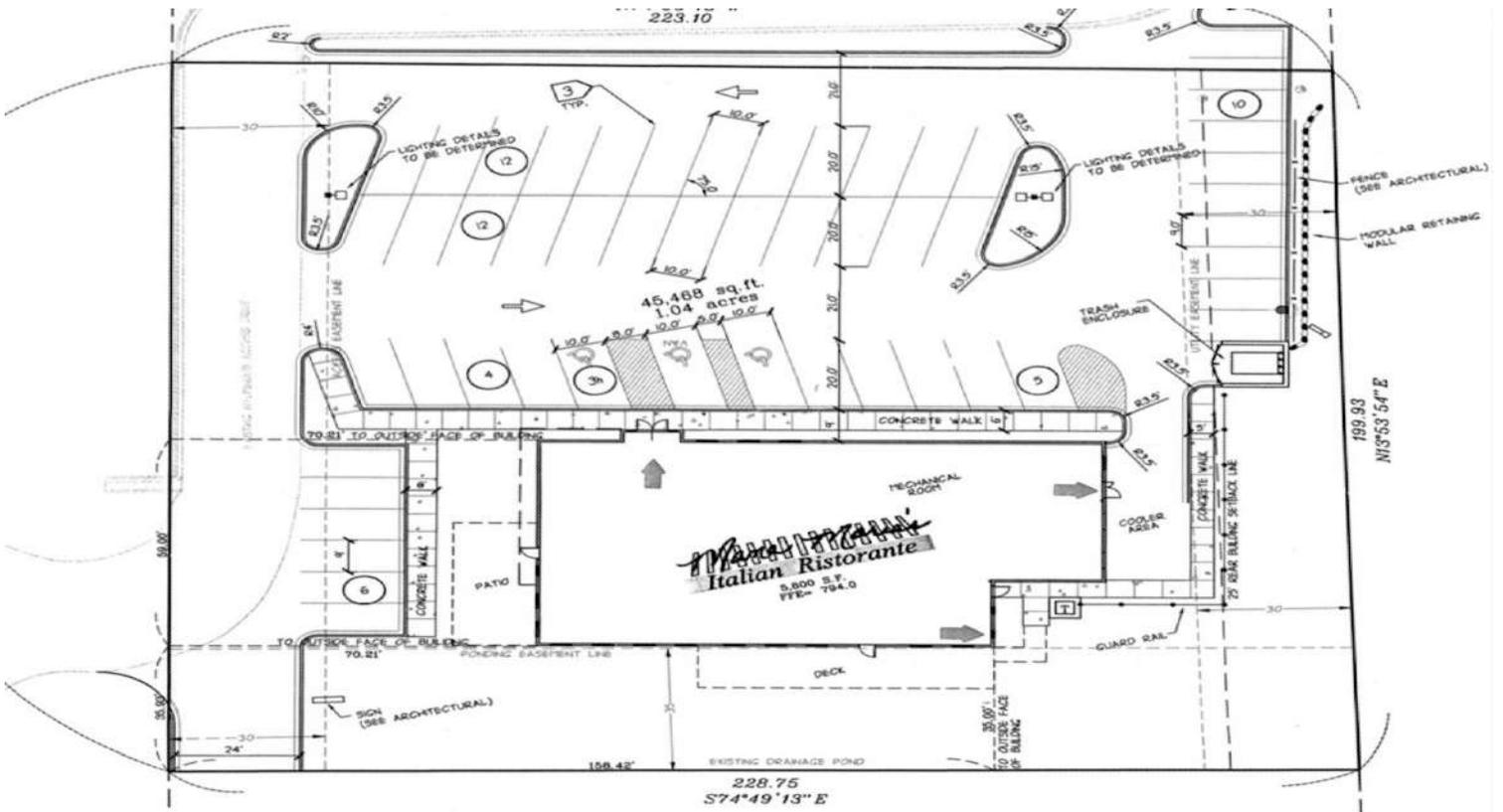


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# Building Plan

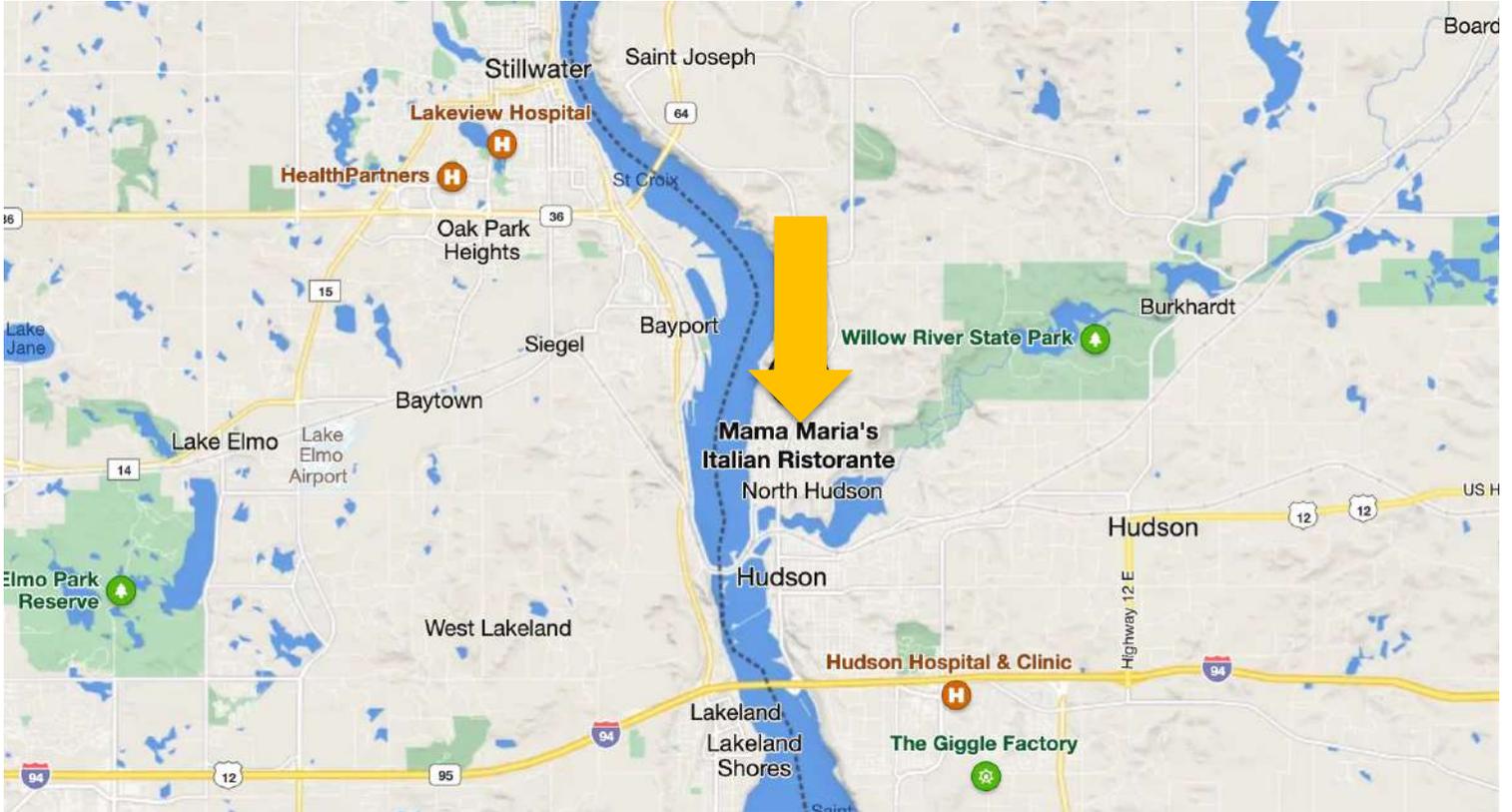


# Survey

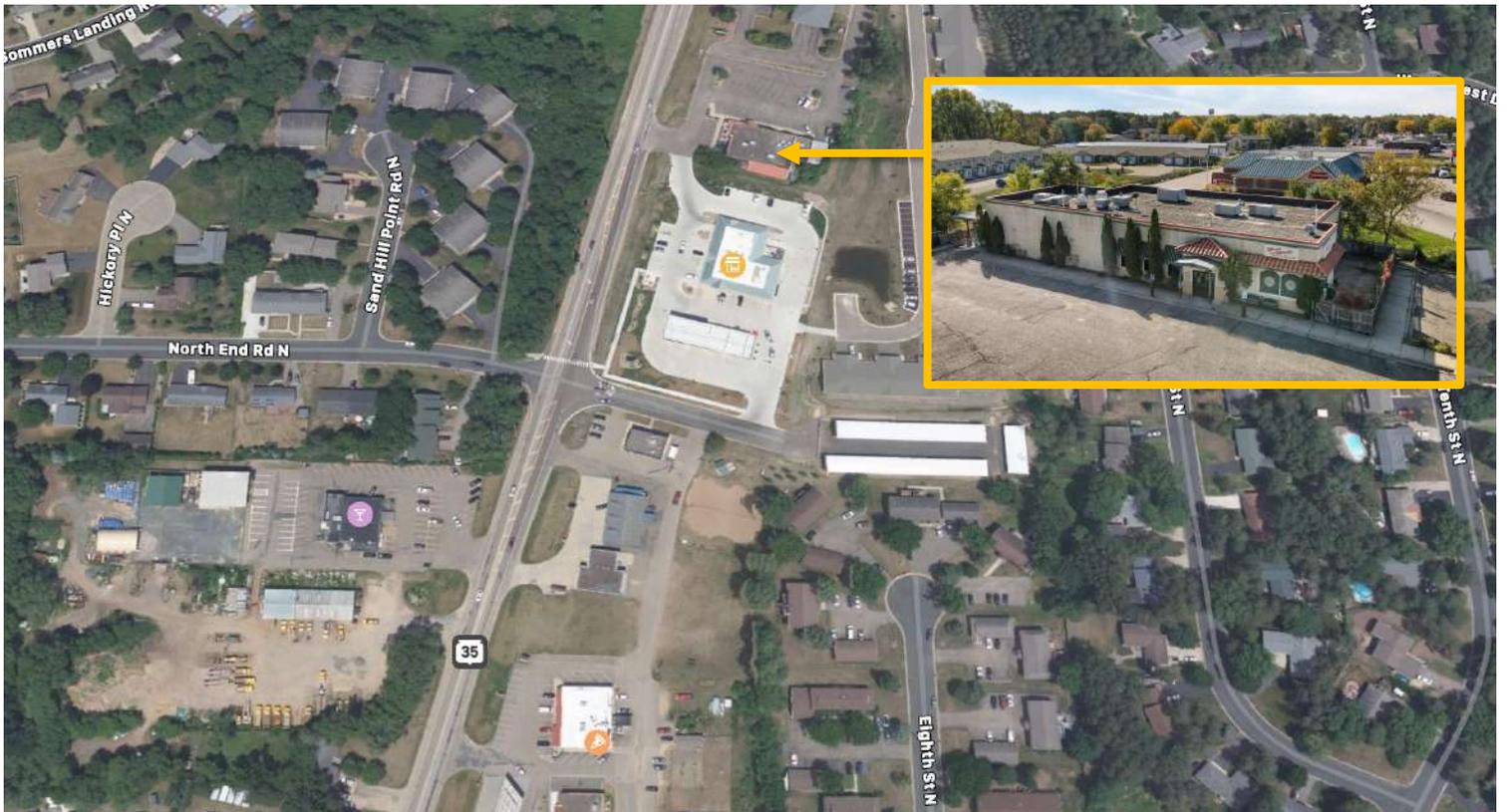


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## Map



## Aerial



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