



# THE WESTBY HOUSE INN

200 WEST STATE STREET  
WESTBY, WI 54667

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# Executive Summary



### OFFERING SUMMARY

Sale Price:	\$820,000
2-year Average Revenue:	\$178,258
2-Year Average NOI/EBITDA:	\$98,737
Cap Rate:	12.0%
Lot Size:	0.548 Acres

### PROPERTY OVERVIEW

In the heart of Westby, this historic inn offers more than just a hotel stay. The Westby House Inn offers a full restaurant and a coffee/tea bar for guests use, and for the general public. There are 9 unique units total on the property. Each unit is equipped with full baths, TV's with cable, and antique furniture. In addition, the Guest House contains fireplaces and whirlpool tubs. If you are staying in the Guest Lodge, there are also mini-kitchenettes. The third floor of the historic Main House includes an Innkeeper's Apartment. This 1,500 SF apartment has three bedrooms, a full bath, and a full kitchen. If you would like to explore the area, the Inn is located near the bicycle capital of America [Sparta, WI], golf courses, restaurants, and other fun activities for the entire family.

### PROPERTY HIGHLIGHTS

- Historic Main House was built in 1907, and has a rich history
- Five Units in the Main House
- Innkeeper's Apartment in the Main House
- Two Units in the Guest House
- Two Units in the Guest Lodge
- Full service restaurant facility
- Coffee, tea and ice cream bar
- Private Parking Lot



# Westby Inn Highlights

## HIGHLIGHTS

- Full service restaurant with a coffee and ice cream bar
- Potential extra income opportunity with the restaurant [it is currently operational for 7 months out of the year]
- Valid liquor license that offers the capability to sell wine, beer and liquor to guests. This license also grants the ability to sell wine in packages or individual bottles on the web-site
- Lodging Property 5-30 rooms classification allows the business to operate as a boutique hotel or as a B&B
- Private parking behind the Main House
- Large garage [1,056 SF] and garden shed on the property

## HOTEL HIGHLIGHTS

- 3 buildings with 9 rooms for lodging [8,450 SF total]
- 5 rooms in the historic Main House, 2 rooms in the Guest House, and 2 rooms in the Guest Lodge
- Potential opportunity for extra income [Guest Lodge is operating 7 months out of the year, and the remainder of the inn completely shuts down from late December to early February]
- Each unit has cable TV and WI-FI
- Guest House rooms have gas fireplaces and whirlpool tubs
- Guest Lodge rooms have mini-kitchenettes and open-loft bedrooms
- Private Innkeeper's apartment located in the historic Main House. [3 bedrooms, full bath, extra large family room, and a full kitchen]
- Received Certificate of Excellence [TRIP ADVISOR]



# RESTAURANT HIGHLIGHTS



## HIGHLIGHTS

- Currently operational for 6 days a week [closed on Sunday] for breakfast and lunch
- Currently operational for 7 months of the year [April through October]
- Full service restaurant with a State Moderate Complexity License
- Capable of seating 50 patrons, with an outdoor patio option
- Coffee and ice cream counter
- Currently the owner's only offer lunch to the public [from 11:00 am to 1:30 pm], but the restaurant is capable of being fully operational for breakfast and dinner
- Property holds a valid liquor license
- Capable of catering



# History Of Westby House



Constructed in 1907, the original owner of the structure was a Norwegian pharmacist. Mr. Ramsland was the first pharmacist that Westby had. After he passed away, another Norwegian immigrant occupied the space. His name was Martin Bekkedal, and he was an entrepreneur involved in lumber, banking and tobacco. Mr. Bekkedal became one of Wisconsin's first millionaires in the early 1920's. His wealth and growing family are the reason that the structure grew to the three story structure that is seen today.

The great depression depleted the Bekkedal fortune, and the family ultimately sold to the Mockrud family. The Mockrud's boarded the second floor of the home from 1948-1973 to teachers, barbers, chauffeurs, and housekeepers for extra income. The picture to the left was taken during Mockrud's time in the house. In 1983, the house was purchased by Patricia Benjamin Smith to be renovated into a Wisconsin Inn and Restaurant. Smith opened for business in 1984 and operated until 1997. The current owners have been operating since 1998. It has operated as an Inn and Restaurant ever since 1984, and has remained to keep its original charm despite updates and renovations.

# Unit Mix Summary



UNIT TYPE	COUNT	% TOTAL	DESCRIPTION
Main House	5	55.55%	Tower, Garden, Library, Rose, and Westby Room [Standard Rooms]
Guest House	2	22.22%	Atrium and Victorienne Room [Jacuzzi Tubs and Fireplaces]
Guest Lodge	2	22.22%	Pinewood and Scandia Room [Kitchenettes and Lofts]
Innkeepers Apt	1		
<b>Totals/Averages</b>	<b>10</b>	<b>100%</b>	

# Weddings



- The Inn offers an outdoor garden gazebo option for up to 40 guests
- There is an intimate indoor option as well
- Charming, historic, elegant, and intimate weddings can be done here
- The on-site restaurant is capable of catering to weddings, and they have a wide array of options for all guests to enjoy.
- Perfect location for a romantic honeymoon getaway, rehearsal dinners, weddings, or small retreats



# About Westby



## WHAT TO KNOW

Take a short stroll from the inn and visit the number of antique shops, including Dregne's Scandinavian Gift Store that offers beautiful Scandinavian wares. Or visit the Nisse House of Art where local artisans show off their creations. One of the most unique things to do in Wisconsin is a short distance from the inn. There are a number of Amish shops and farms available for visiting. The Branches Winery and Vineyard is also minutes away from the Inn.

This historic, quiet town is located near the Wisconsin and Minnesota borders. It is approximately three and a half hours away from Minneapolis, and two hours from Madison. Closer by are the towns of Viroqua and La Crosse. Both cities offer several tourist sites and opportunities to explore nature. Near Westby, there is a summer farmers market, 200 miles of trout fishing, golf courses, restaurants, shops, and vineyards.





# Location Maps

