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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------|
| <b>Commercial/Industrial</b><br><b>1593936Active</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                       | <b>10429 State Highway 27</b><br><b>Hayward, WI 54843</b>                                                                                                        |                                                                                                                                                                                                                                                 | <b>L \$1,500,000</b>                                                                  |                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Type: <b>RE w/Bus</b><br>Lot Size: <b>0 x 0 x</b><br>Acreage: <b>0.66</b><br>Taxes/Yr: <b>\$8,611.58 / 2024</b><br>Tax ID: <b>38885</b><br>Addtl Tax IDs:<br>Water: <b>City-Water, Municipal</b><br>Sewer: <b>City Sewer, Municipal</b><br>Serv Amps:<br>3-Phase Power:<br>Sprinkler: |                                                                                                                                                                  | County: <b>Sawyer</b><br><br>Municipality: <b>City of Hayward</b><br>Building Dim:<br>Apx Fin AG: <b>7,464</b><br>Apx Fin BG: <b>0</b><br>Apx Fin SqFt: <b>7,464</b><br>Parking Area:<br>Terms: <b>Owner Occupied</b><br>Waterfront: <b>Yes</b> |                                                                                       |                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | School District: <b>Hayward Community</b><br>Other Buildings: <b>24x80, 20x168, 24x46x2</b>                                                                                                                                                                                           |                                                                                                                                                                  | Sidewall Ht:<br>Current Occupant: <b>Riverside Motel</b>                                                                                                                                                                                        |                                                                                       | Restrictive Cov: <b>No</b><br>Common:             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Water Front Type: <b>Lake</b><br>Lake/River Name: <b>Hayward</b><br>Lake Size: <b>191</b><br>Waterfront Elevation: <b>Elevation Low 0 - 15</b>                                                                                                                                        |                                                                                                                                                                  | Water Front Ft:<br>WtrFrnt Access: <b>Yes/OWNEDFRONTAGE</b><br>Water View: <b>Water Front View</b><br>RoadBtwWtrfrnt:                                                                                                                           |                                                                                       | Seasons: <b>4 Season</b><br>Lake Depth: <b>17</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Sub-Type: <b>Hotel/Motel</b><br>Exterior Feat: <b>Lighting</b><br>Interior Feat: <b>Carpeting, Fixtures, Furniture, Inside Storage, Inventory</b>                                                                                                                                     |                                                                                                                                                                  |                                                                                                                                                                                                                                                 |                                                                                       |                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Basement: <b>None, Partial</b><br>Heating: <b>Radiant, Other-See Remarks</b><br>Fuel Source: <b>Electric, Natural Gas</b><br>Occupancy: <b>At Closing</b><br>Showing: <b>Special-See Agent Remark, UseShowingTime</b><br>Internet:                                                    |                                                                                                                                                                  | Cooling: <b>Window</b><br>Foundation: <b>Block, Poured</b><br>Exterior Const: <b>Brick, Cement, LP SmartSide, Wood</b><br>Roads: <b>Concrete, Highway-State</b><br>Zoning: <b>Commercial, Shoreline</b>                                         |                                                                                       |                                                   |
| Directions: <b>From Hayward: State Hwy 27 south right before the bridge on the right</b><br>Remarks: <b>Exceptional investment opportunity on the shores of Lake Hayward! This well-maintained motel features 15 rentable rooms, including 5 lakeside rooms w/ lakeside decks, 10 other rooms (one w/ a lake view), offering a mix of comfort &amp; scenery to suit a variety of guests. Several rooms &amp; bathrooms have been tastefully remodeled &amp; all units feature new beds, frames &amp; furniture for a fresh &amp; inviting experience. Guests will love the patio by the water, private dock, firepit area &amp; fish cleaning house. Canoes &amp; kayaks are available for rent onsite. A private owner's quarters w/ lakeside deck &amp; a newly remodeled main level (brand new kitchen!) provides a perfect on-site living situation or management setup. Ideally located on Snowmobile Trail #31 &amp; the Hayward walking trail, the property is a hub for year-round recreation: ATV/UTV riding, fishing, hiking, skiing &amp; more. Just steps from mini-golf &amp; go-karts &amp; walking distance to downtown Hayward, shopping &amp; dining.</b><br>Legal: <b>S27 T41N R09W - PRT NENW</b> |                                                                                                                                                                                                                                                                                       |                                                                                                                                                                  |                                                                                                                                                                                                                                                 |                                                                                       |                                                   |
| Condition Report: <b>Yes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                       | Seller Financing: <b>No</b>                                                                                                                                      |                                                                                                                                                                                                                                                 | Seller Fin Remarks:                                                                   |                                                   |
| <b>Prepared By: Jeremy Mavis</b><br><b>Woodland Developments &amp; Realty</b><br><b>15563 Railroad St.</b><br><b>Hayward, WI 54843</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                       | <b>Email: <a href="mailto:jdmavis@gmail.com">jdmavis@gmail.com</a></b><br><b>Office Ph#: 715-634-2110</b><br><b>Preferred Ph#: 715-558-2866</b><br><b>Certs:</b> |                                                                                                                                                                                                                                                 |  |                                                   |

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Prepared by: **Jeremy Mavis**  
**715-558-2866**  
**Woodland Developments & Realty**  
MLS #: **1593936**

**10429 State Highway 27**  
**Hayward, WI 54843**  
**Commercial/Industrial**

**08/27/2025 2:01 PM**  
**List Price: \$1,500,000**













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