

323 S. Main Street, Viroqua

For SALE



Cheese  
Corner

It Doesn't Get Cheddar Than This!



POWERED BY VARC



OPEN CONCEPT  
DINING ROOM



SANDWICH-STYLE PREP  
SPACE & DELI CASE



2 RESTROOMS



STOREFRONT  
PARKING

## Locally beloved institution with a recently renovated deli space

Situated on the main drag of rural Viroqua, this turnkey small business is ideal for an enterprising person seeking a piece of historical charm while avoiding start-up costs.

3,780 SQUARE FEET | \$320,500



**MEGAN TULLY**

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VARC





323 S. Main Street, Viroqua, Wisconsin 54665

**Taxed by:** Viroqua

*Located on South Main street in the City of Viroqua*



**PROPERTY TYPE:** Commercial/Industrial

**STATUS:** Active

**TAXES:** \$1,849.70

**TAX KEY:** 286-00405-0000

**COUNTY:** Vernon

**EST. TOTAL SQ. FT.:** 3,780

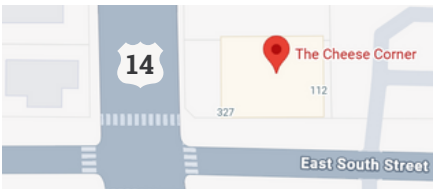
**FLOOD PLAIN:** No

**ZONING:** G2 - Commercial

**BUS/COM/IND:** Business

**FOR SALE/LEASE:** For Sale Only

**EST. ACREAGE:** 0.12



**LIST PRICE:** \$320,500

**TAX YEAR:** 2026

**EST. YEAR BUILT:** 1923

**PARKING:** 4

**OCCUPIED:** Y

**DIRECTIONS:** Located on South Main street in the City of Viroqua

**TYPE COMMERCIAL:** Retail

**TYPE OF BUSINESS:** Restaurant/Deli

**LOCATION:** Corner

**PROXIMITY TO HWY:** 0-1 miles

**ROAD FRONTAGE:** State Road; High Visibility;  
Paved Road; Paved Lot

**EXTERIOR:** Brick; Stone

**ROOFING:** Rubber

**AVG CEILING HEIGHT:** 11' - 15'

**TRUCK DOOR HEIGHT:** No Truck Door

**HEATING/COOLING:** Natural Gas; Electric

**WATER/WASTE:** Municipal Water; Municipal Sewer

**MUNICIPALITY:** City

**MISCELLANEOUS:** Pole Sign; Fixtures; Furniture; Rest Rooms; Inventory  
Included; Inside Storage

**OCCUPIED:** Y

**BASEMENT:** Partial

**EXPENSES INCLUDE:** Miscellaneous

**SALE INCLUDES:** Real Estate; Customer List; Machinery

**DOCUMENTS:** Seller Condition; Tax Bill; Floor Plans

**OCCUPANCY:** Immediate

**REMARKS:** OPPORTUNITY AWAITS! Your chance to own an iconic Viroqua business. Building and business known as THE CHEESE CORNER can now be yours. Property includes 1923 building with 1166 square foot area with sub shop and dining area with guest bathroom; 1,537 square foot area including storage, coolers and office, and 848 square foot storage area at rear of building. Price includes building, furniture/fixtures/equipment and all business materials from current owner. Income information provided upon request. This property is well maintained and ready for you!

**SHOWING INFORMATION:** Contact Megan Tully, VARC. Pre-qualification verification requested.

**INCLUSIONS:** Furniture, fixtures and equipment as well as all business information and materials associated with THE CHEESE CORNER.

**EXCLUSIONS:** Sellers personal property and soda machine is leased.

**INTERESTED?**



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# Become the next chapter of the Cheese Corner's story.

After five years of proudly stewarding one of Viroqua's most beloved local businesses, VARC has announced plans to transition ownership of the Cheese Corner, creating an opportunity for a new owner to carry forward a community tradition that began on May 21, 1986.

Located at 323 S. Main Street, the Cheese Corner occupies a 3,780-square-foot space and is known for its made-to-order sandwiches, fresh salads, pizzas, and daily specials. The business benefits from strong lunch-hour traffic, a loyal customer base, and integrated online ordering that supports both day-to-day operations and established catering services.

The Cheese Corner has deep roots in the Viroqua community. Since first opening on May 21, 1986, it has served as a familiar gathering place for residents and visitors. VARC purchased the business in 2021 during a period of uncertainty for many small businesses, with the goal of preserving the presence of a longstanding downtown fixture. Since then, VARC has maintained operations, supported staff, and preserved the tradition that has defined the Cheese Corner for decades.

As VARC continues to grow its programs and refocus internal priorities, the organization believes the time is right to transition ownership. VARC is seeking a buyer who values the history and community connection of the Cheese Corner. Ideally, the organization hopes to see the business continue in its current form, including the transfer of intellectual property and established brand identity. At the same time, VARC welcomes conversations with buyers who may envision new possibilities for the space, recognizing that each new chapter can take many forms.

"As our organization continues to grow and evolve, we are making thoughtful decisions about where we focus our time and energy so we can expand opportunities across our programs," said Elizabeth Filter, President and CEO of VARC. "The Cheese Corner has played an important role in our story, and we are proud of the stewardship we have provided. Now we see this as a chance for another community member to build on that foundation and shape its next chapter."

VARC has prepared a detailed sales packet for interested buyers. The organization is open to providing transition support for those who wish to maintain existing operations, and is equally prepared to engage buyers considering new possibilities for the space.

**Interested parties may contact:**



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