Good To Know
Sweet Dreams - Hartford, WI

Property

- Approx 70-year-old building
- Newer roof – approximately 6 years old
- Concrete block foundation
- Large basement with significant storage and inventory space
- Additional space in the rear currently used as a staff break area
- Room for future property expansion
- Lot line is marked by a stake near the side of the blue tarp/parking area
- Plumbing and bathroom have been redone
- Two window A/C units
- Ventilation fan serviced/updated August 2026
- All improvements have been paid for

Coolers, Freezers & Equipment

- Cooler and freezer serviced August 2026
- 7-year-old freezer, serviced in 2025
- 4 functioning Leon's Custard machines
  - Serviced by Leon's Custard
  - Freon and blades replaced as needed
  - Machines operate on electrical power
  - Extra replacement blades available
  - 2 backup custard machines available
- New POS system -Grill, Fryers, Flat-top grill, Prep area

Business / Operations

- Sweet Dreams Loyalty Program for high school students
- DoorDash generates roughly $30,000 annually
- Profit margin of approximately 39%
- Iconic chair located in front of the business/recognizable feature