

Landman Realty LLC
608-339-8030

Central Wisconsin Real Estate Commercial Building for Sale on 2.75 Acres



Address: **1182 Hwy 21**
Friendship, WI 53934

List Price: **\$424,900.**
 Listing #: **0700927**

Status: **Expired**
 MLS Area: **Adams**

Location! Location! Location!

Comments: **Location! Location! Location! Says it all. When located in the fast growing Adams County area full of tourism, camping, & the 2nd and 4th largest lakes in Wisconsin and just 30 min. North of Wisconsin Dells. Close to the intersection of two major state highways connecting Wis. Rapids, Wis. Dells, La Crosse, and Appleton. With this high traffic, this 12,000 sq.ft. steel building with gravel parking lot sitting on 2.75 acres (with additional acreage available) is the perfect opportunity for your business or maybe two businesses this building could be set up for possibly a car repair and sandwich shop. Currently there is an indoor mall with a restaurant that is about 3/4 finished. There is equipment for a restaurant available at an additional price. There is an assumable loan available also. You must see this building and its location to have the appreciation for the endless possibilities waiting for your future business. At this price it is just too good to miss out. From Adams: Hwy 13 N to Hwy 21 W, Property On right (God's Country)**

Commercial Information		Commercial Features
Business Type:	Mall	high traffic location
Business For Sale:	No	
Trade/Exchange:		
Inventory Included:		
Fixed Equipment:		
Space for Lease:		
Exterior:		
Roof Type:	Metal	
Heat Type:	Forced Air	
AC Type:	Central	
Off-Street Pkng:		
Garage Spaces:		
Ovhd Door Height:		
Dock:		
Elevator:		
Sprinkler:		
Mortgage Balance:		
1st Mortgage Holder:		
Pncp & Int Payment:		
Interest Rate:		
Sched Operating Income:	Actual:	Cash Flow Statement Avail:
Operating Expense:	Actual:	Annual Property Oper Data Avail:
Vacany/Loss:	Actual:	Income Operating Data Available:
Net Operating Income:	Actual:	
Building for Sale:	Yes	
Year Built:	1999	
Rent As Is:		
Occupancy:	Owner	
Stories:		
Ceiling Height:		
Building Sq Ft:		
SqFt Down:		
SqFt Main:		
SqFt 2nd Level:		
SqFt 3rd Level:		
SqFt 4th Level:		
Land SqFt:		
Land Asmnt:		
Bldg Asmnt:		
Rental per Ft, Net:		
Rntl per Ft, Gross:		
Permits Req:		
Env Srvy:		
Soil Test:		

Property Information

Est Acres: **2.75**
 Lot Size:
 Frontage Ft: **526**
 Depth Ft:

Gross Taxes: **4648**
 Tax Class:
 Tax Yr: **2006**
 Assessments:

Elem School: **Adams**
 JH/Mdl School: **Adams**
 Sr High School: **Adams**

Water Type: **Private Well**
 Sewer Type: **Septic**
 Fuel Type: **Natural Gas**

Lake Name:
 S-T-R: **17 - 18 - 6**

Flood: **Not Required**
 Zoning: **Commercial**

Possession: **DOC**
 Terms:

Plat: **None**
 Parcel: **024-00640-0000**

Township: **(T) Preston**
 Assessed Value:

Latitude:
 Longitude:

Legal Description: **Located On Lot 3 Only PT SW 1/4 SW 1/4 Lots 1,2,3 CSM 3047**

Property Features

No Mobile Homes Allowed
Paved Road Frontage

Pictures