



MLS #: **1513000** Not Available LP: **\$529,900**
699 S Main St # **City Adams** A02
 County: Adams Zip: 53910 State: WI
 Trade Name: Units in Bldg: 2

RE For Sale: Yes Ann Rent/SqFt: \$
 Bus for Sale: No Bldg Gross SqFt: 5400
 Lease Only: No Net Leasable SF: 5400
 # of Stories: 1 Ceiling Hgt Min: 9 Max: 9
 Approx Bldg Dim: 60x60 Onsite Parking: 15
 Estimated Age: 5 Parking Fee/Mo: \$ 0

Open House:

Directions: From Adams: Hwy 13 S, to Property on right

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	none	none	No	\$ 0	\$ 0.00	\$ 0	0
2				\$	\$	\$	
3				\$	\$	\$	

Gross Op Inc: \$ 0	Zoning: Commer	Street Frontage: 235
Gross Sales: \$	Lot Size:	# Loading Docks:
Gr Rental Inc: \$	Vacancy: %	Land Assess: \$ 23,900
Ann Op Exp: \$ 0	PerPropTax: \$ Year:	Improvements: \$ 282,200
Net Op Inc: \$ 0	Inc/ExpYr: 0	Total Assess: \$ 306,100 / 2007
Parcel #: 201-00505-0000	Inventory: \$	Net Taxes: \$ 7493 / 2007
Owner:	Legal: Lot A CSM 712	

Type: Retail, Restaurant/Supper Club, Tavern, Recreation, Mixed use, Other	Roof: Composition	Tenant Pays: N/A
Location: Business district, Free standing, Near Major Highway	Water/Sewr: Well, Non-Municipal/Prvt dispos	Lease Type: Other
Present Use: Retail, Restaurant/Supper Club, Tavern, Recreation, Mixed use, Other	Heat/Cool: Forced air, Central air	Exchange: Cash
Exterior: Wood	Fuel: Natural gas	Features: Public rest rooms, Signage available
Bldg Frame: Other	Parking: 21-35 spaces, Onsite, Gravel	Misc: N/A
	Seating: 51-75 persons	Terms: Cash, Other
	Licenses: Food, Liquor, Other	Occupancy: Owner, Tenant(s), At closing
	Sale Inc: Lease(s), Other	
	Docs on File: Lease(s), P & L statement, Property Condition Report	

This piece of prime Central Wisconsin Real Estate is for you. Business for sale, seller financing available, features, profit, 2 buildings, one 1800 square foot and the other 3600 square foot, restaurant and beer garden, buildings that are less than 5 years old and are connected by way of boardwalk. It currently operates as a profitable, ice cream parlor, mini golf, gift shop, uhaul business, arcade, and paddle wheel po

Call office to schedule showing.

List Agent: John Olson landman@thelandman.net	(608) 339-8030	List Date: 3/6/2008
List Office: Landman Realty LLC PO Box 167 Friendship WI 53934 0167	(608) 339-8030 Fax # (608) 339-8035	Expiration Date: 3/10/2009
Sale Agent:		SubAgent Comm: 4
Sale Office:		BuyerAgent Comm: 4
Sold Price:	Pts Pd/SlrCr:	Sub to Policy Ltr:
PendingDate:	Closing Date:	Variable Comm: No
	Financing:	Limited Service: No
	Days On Mkt: 204	Named Exceptions: No
		Exclusive Agency: Yes
		Licensee Interest: No
		Multiple Rep: No

Buyer to verify this information as provided by seller, listing broker & other parties. Equal housing opportunity listing. SCWMLS