

# Landman Realty LLC

608-339-8030

## Central Wisconsin Commercial Property



Address: **699 S. Main St.  
Adams, WI 53910**

List Price: **\$529,900**  
Listing #: **0800145**

Status: **Active**  
MLS Area: **Adams**

### Turn your Business Dream into Realty!

Comments: **If you are tired of punching a clock and working for someone else, or have wanted to open your own business, this piece of prime Central Wisconsin Real Estate is for you. Business is for sale and seller financing is available. It also 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 pond, not to mention, log furniture sales, restaurant and beer garden. Look today! From Adams: Hwy 13 S to prop on right**

### Commercial Information

Business Type: **Other**  
Business For Sale: **No**  
Trade/Exchange:  
Inventory Included: **No**  
Fixed Equipment:  
Space for Lease:

Exterior: **Cedar**  
Roof Type: **Shingle**  
Heat Type: **Forced Air**  
AC Type: **Central**

Off-Street Pkng: **15**  
Garage Spaces: **0**  
Ovhd Door Height:  
Dock: **No**

Elevator: **No**  
Sprinkler:

Mortgage Balance:  
1st Mortgage Holder:  
Pncp & Int Payment:  
Interest Rate:

Sched Operating Income: Actual:  
Operating Expense: Actual:  
Vacany/Loss: Actual:  
Net Operating Income: Actual:

Building for Sale: **Yes**  
Year Built: **2003**  
Rent As Is: **No**  
Occupancy: **Owner**  
Stories: **1**  
Ceiling Height: **9.00**

Building Sq Ft: **5,400**  
SqFt Down:  
SqFt Main: **3,600**  
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: **Yes**  
Env Srvy:  
Soil Test:

Cash Flow Statement Avail:  
Annual Property Oper Data Avail:  
Income Operating Data Available:

### Commercial Features

display window  
handicap access  
high traffic location  
highway access  
inside storage  
kitchen area  
landscaped  
outside storage

**Property Information**

Est Acres:  
 Lot Size: **irr**  
 Frontage Ft: **235**  
 Depth Ft:

Gross Taxes: **7493**  
 Tax Class:  
 Tax Yr: **2007**  
 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: **18 - 17 - 6**

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

Possession: **Doc**  
 Terms:

Plat: **Sherman's Subdivisio**  
 Parcel: **201-505**

Township: **(C) Berlin**  
 Assessed Value:

Latitude:  
 Longitude:

Legal Description: **Lot A CSM 712**

**Property Features**

**Golf Course Lot**  
**Landscaped**  
**Paved Road Frontage**  
**Pond**

**Pictures**