MLS #: 1557249 **Active** **Business/Comm** **Price: $89,500**

1148 HWY C # **Town Big Flats** A03

County: Adams **Zip:** 54613 **State:** WI

Trade Name: Three Bears & A Cub **Units in Bldg:** 1

RE For Sale:	Yes	**Ann Rent/SqFt:**	$		
Bus for Sale:	Yes	**Bldg Gross SqFt:**	1176		
Lease Only:	No	**Net Leasable SqFt:**	0		
# of Stories:	1	**Ceiling Hgt Min:**	0	**Max:**	0
Approx Bldg Dim:	49x24	**# Loading Docks:**	0		
Estimated Age:	999	**Parking Fees/Mo:**	$ 0		
Street Frontage:	431	**Onsite Parking:**	yes		

Directions: From Adams-Friendship:North on Hwy 13 to the intersection of 13 & Hwy C to Three Bears & A Cub on R. **Click for Map:**

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	0	0	No	$ 0	$ 0.00	$ 0	0
2			No	$	$	$	
3			No	$	$	$	

Gross Op Inc:	$ 0	**Zoning:**	Commer		**Land Assess:**	**$** 11,700	
Gross Sales:	$	**Lot Size:**	1.24 Acres		**Improvements:**	**$** 38,400	
Gr Rental Inc:	$	**Vacancy:**	%		**Total Assess:**	**$** 50,100	**/** 2008
Ann Op Exp:	$ 0	**PerPropTax:**	$	**Year:**	**Net Taxes:**	**$** 886	**/** 2008
Net Op Inc:	$ 0	**Inc/ExpYr:**	0				
Parcel #:	004-00620-0000	**Inventory:**	$				
Legal:	PT SW1/4 SE1/4 LOT 1 CSM 4399						

Type	Retail, Grocery, Mixed use, Other	**Building Parking**	11-20 spaces, Onsite, Gravel
Location	Corner, Near Major Highway	**Seating Capacity**	N/A
Present Use	Retail, Grocery, Mixed use	**Licenses**	Food
Building Framing	Wood frame, Concrete slab	**Sale Includes**	Business name, Signs
Exterior	Wood, Vinyl, Steel	**Documents on File**	Certified survey map, Property Condition Report
Roofing	Composition	**Lease Type**	None
Heating/Cooling	Forced air	**Tenant Pays**	N/A
Fuel	Liquid propane	**Terms/Option**	Cash
Water/Waste	Well	**Exchange**	Cash
Features	Overhead doors, Public rest rooms, Security system, Inside storage, Outside storage	**Miscellaneous**	N/A
		Occupancy	Owner

Don't miss this location! This is in between Wisconsin Dells & the Rapids on a heavily traveled Wisconsin State Highway! Situated in a recreational area close to the Tri-Lakes, Lake Petenwell, ATV & snowmobile trails! Owner wants to retire, giving you this fantastic oportunity to have that unique Country Storefront that you've been dreaming of! Don't miss this chance for the young entrepreneur or the well seasoned business person! Hurry! It doesn't get more affordable than this!

Sold Price: **Pts Pd/SlrCr:** **Closing Date:**

This information provided courtesy of: *Landman Realty LLC*

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

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