

MLS #: 1570668	Active	Business/Comm	Price: \$125,000
W12604 Hwy 21	#	Village Coloma	V05
County: Waushara	Zip: 54930	State: WI	
Trade Name:	Units in Bldg: 1		

RE For Sale:	Yes	Ann Rent/SqFt:	\$
Bus for Sale:	No	Bldg Gross SqFt:	2100
Lease Only:	No	Net Leasable SqFt:	2100
# of Stories:	1	Ceiling Hgt Min:	8 Max: 8
Approx Bldg Dim:	70x30	# Loading Docks:	1
Estimated Age:	19	Parking Fees/Mo:	\$ 0
Street Frontage:	200	Onsite Parking:	Yes

Directions: From Adams/Friendship:North on Hwy 13, East (R) on Hwy 21 to 12604.

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				\$	\$	\$	
3				\$	\$	\$	

Gross Op Inc: \$ 0	Zoning: Commer	Land Assess: \$ 17,700
Gross Sales: \$	Lot Size: 4.1 a	Improvements: \$ 72,000
Gr Rental Inc: \$	Vacancy: %	Total Assess: \$ 89,700 / 2008
Ann Op Exp: \$ 0	PerPropTax: \$ Year:	Net Taxes: \$ 2233 / 2008
Net Op Inc: \$ 0	Inc/ExpYr: 0	
Parcel #: 111-01143-0600	Inventory: \$	
Legal: PT OF SW1/4 SE1/4 SEC 11 & PT OF NW1/4 N		

Type	Warehouse, Industrial, Mixed use	Building Parking	6-10 spaces
Location	Business district, Near Major Highway	Seating Capacity	N/A
Present Use	Warehouse, Industrial, All vacant	Licenses	None
Building Framing	Wood frame	Sale Includes	Other
Exterior	Steel	Documents on File	Property Condition Report
Roofing	Metal	Lease Type	Other
Heating/Cooling	Forced air, Other	Tenant Pays	N/A
Fuel	Liquid propane	Terms/Option	Cash
Water/Waste	Municipal water, Municipal sewer	Exchange	Cash
Features	Loading dock(s), Overhead doors, Private Restrooms, Residential unit(s), Less than 440 volt, Inside storage	Miscellaneous	N/A
		Occupancy	At closing

Over four acres with State Hwy 21 frontage and easy access to Interstate 39/51 in the village of Coloma. This excellent commercial property is just outside the Industrial Park and has all the amenities. City water and sewer and excellent sign visibility. About 1200 sq. ft. heated shop with loading dock and 900 sq. ft. 2 br 1&1/2 bath living quarters in back. Seperate utilities. Loads of potential here folks!!

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



Tanya Rothe*
Landman Realty LLC
landman@thelandman.net

