



MLS #: 1599730 **Active** **Business/Comm LP: \$65,900**
179 S Main St **#** **City** **Adams** **A02**
County: Adams **Zip:** 53910 **State:** WI
Trade Name: **Units in Bldg:** 1

RE For Sale: Yes **Ann Rent/SqFt:** \$
Bus for Sale: No **Bldg Gross SqFt:** 1280
Lease Only: No **Net Leasable SqFt:** 0
of Stories: 1 **Ceiling Hgt Min:** 9 **Max:** 9
Approx Bldg Dim: 64X20 **# Loading Docks:**
Estimated Age: 52 **Parking Fees/Mo:** \$ 0
Street Frontage: 20 **Onsite Parking:** 2

Directions: From Friendship: South on Hwy 13 to Enchanted Cottage on Right. 179 S. Main St.

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

Gross Op Inc: \$ 0	Zoning: Busn	Land Assess: \$ 5600
Gross Sales: \$	Lot Size:	Improvements: \$ 35,100
Gr Rental Inc: \$	Vacancy: %	Total Assess: \$ 40,700 / 2009
Ann Op Exp: \$ 0	PerPropTax: \$ Year:	Net Taxes: \$ 758 / 2009
Net Op Inc: \$ 0	Inc/ExpYr: 0	
Parcel #: 201-00864-0000	Inventory: \$	
	Legal: LOT 8 EX S 6' Werner & Mcconicks BLK 4	

Type	Retail	Building Parking	1-5 spaces, Onsite, Gravel
Location	Business district, Near Major Highway	Seating Capacity	N/A
Present Use	Retail	Licenses	None
Building Framing	Masonry, Block	Sale Includes	N/A
Exterior	Masonry, Block	Documents on File	Property Condition Report
Roofing	Rubber/membrane	Lease Type	None
Heating/Cooling	Forced air, Central air	Tenant Pays	N/A
Fuel	Oil	Terms/Option	Cash
Water/Waste	Municipal water, Municipal sewer	Exchange	No exchange, Cash
Features	Alley, Private Restrooms, Display window, Smoke detector(s), Inside storage	Miscellaneous	N/A
		Occupancy	At closing

Very attractive commercial building located right on Main Street (State Highway 13) that is about half an hour North of Wisconsin Dells! This is a high traffic road and the building itself has a charm of it's own and has excellent visibility! This storefront is certainly an "eye-catcher" and has a large display window to show off it's wares! Building is presently being operated as a gift shop and the lBusiness and inventory may be available for sale separately. Call now for your personal showing!

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

This information provided courtesy of: Landman Realty LLC

