

**Landman Realty LLC**  
**608-339-8030**

**NO Longer Available**



Address: **3298 5th Ln**  
**Oxford, WI 53952**

List Price: **\$239,900**  
 Listing #: **2016101**

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

**Commercial warehouse in a great location**

Comments: **Allow your entrepreneurial spirit to imagine your own visions of how to put this "gem of a site" to work for you. This concrete-floored, free-span warehouse/commercial/manufacturing type building is located along the Highway 82 corridor. The majority of the structure has 5"-7" of sprayed on foam insulation and includes office space and 2 multi-person (men and womens) restrooms. There are 3 semi-trailer loading bays and numerous other overhead door entrances. 3-phase and 400 amp electrical service at 480 volt on site. All situated on over 2 acres with more acreage available! Perfect spot for the business you've been dreaming about. Just 10.5 miles West of I39/51, 18 miles East of I90/94, and 7 miles East of Highway 13. From Adams-Friendship:South on Highway 13, east on Highway 82, to property on the corner of 5th Ln. & Highway 82**

| Commercial Information                    |  | Commercial Features   |
|---|--|---|
| Business Type: <b>Warehouse</b>           | Building for Sale: <b>Yes</b>              | <b>security lighting</b><br><b>inside storage</b><br><b>high traffic location</b> |
| Business For Sale: <b>No</b>              | Year Built: <b>1980</b>                    |   |
| Trade/Exchange:                           | Rent As Is:                                |   |
| Inventory Included: <b>No</b>             | Occupancy: <b>Vacant</b>                   |   |
| Fixed Equipment: <b>No</b>                | Stories: <b>2</b>                          |   |
| Space for Lease:                          | Ceiling Height:                            |   |
| Exterior: <b>Steel</b>                    | Building Sq Ft: <b>19,650</b>              |   |
| Roof Type: <b>Metal</b>                   | SqFt Down:                                 |   |
| Heat Type: <b>Other</b>                   | SqFt Main:                                 |   |
| AC Type:                                  | SqFt 2nd Level:                            |   |
| Off-Street Pkng:                          | SqFt 3rd Level:                            |   |
| Garage Spaces:                            | SqFt 4th Level:                            |   |
| Ovhd Door Height:                         | Land SqFt: <b>irr</b>                      |   |
| Dock: <b>Yes</b>                          | Land Asmnt:                                |   |
| Elevator: <b>No</b>                       | Bldg Asmnt:                                |   |
| Sprinkler:                                | Rental per Ft, Net:                        |   |
|   | Rntl per Ft, Gross:                        |   |
| Mortgage Balance:                         | Permits Req:                               |   |
| 1st Mortgage Holder:                      | Env Srvy:                                  |   |
| Pncp & Int Payment:                       | Soil Test:                                 |   |
| Interest Rate:                            |  |   |
| Sched Operating Income: Actual: <b>No</b> | Cash Flow Statement Avail: <b>No</b>       |   |
| Operating Expense: Actual:                | Annual Property Oper Data Avail:           |   |
| Vacany/Loss: Actual:                      | Income Operating Data Available: <b>No</b> |   |
| Net Operating Income: Actual: <b>No</b>   |  |   |

**Property Information**

|  |                                 |
|--|---------------------------------|
| Est Acres: <b>2.46</b>   | Gross Taxes: <b>3875</b>        |
| Lot Size: <b>irr</b>   | Tax Class:                      |
| Frontage Ft: <b>866</b>  | Tax Yr: <b>2004</b>             |
| Depth Ft:  | Assessments:                    |
| <br>   |                                 |
| Elem School:   | Water Type: <b>Private Well</b> |
| JH/Mdl School:   | Sewer Type: <b>Septic</b>       |
| Sr High School: <b>Adams</b>   | Fuel Type: <b>Propane</b>       |
| <br>   |                                 |
| Lake Name:   | Flood: <b>Not Required</b>      |
| S-T-R: <b>17 - 15 - 7</b>  | Zoning: <b>Commercial</b>       |
| <br>   |                                 |
| Possession: <b>DOC</b>   | Plat:                           |
| Terms: <b>cash or acceptable LC</b>  | Parcel: <b>12-581</b>           |
| <br>   |                                 |
| Township: <b>(T) Jackson</b>   | Latitude:                       |
| Assessed Value:  | Longitude:                      |
| <br>   |                                 |
| Legal Description: <b>PT SE1/4 SW1/4 of Section 17 T15N R7E<br/>LOT 4 CSM 2367</b> |                                 |

**Property Features**

Paved Road Frontage

**Pictures**

