



MLS #: [1459527](#) **Active** **Business/Comm** **LP:** \$110,000
1866 HWY 13 # **Town Preston** A14
County: Adams **Zip:** 53934 **State:** WI
Trade Name: **Units in Bldg:** 1

RE For Sale: Yes **Ann Rent/SqFt:** \$
Bus for Sale: No **Bldg Gross SqFt:** 3235
Lease Only: No **Net Leasable SF:** 0
of Stories: 1 **Ceiling Hgt Min:** 0 **Max:** 50
Approx Bldg Dim: 42x77 **Onsite Parking:** 25
Estimated Age: 51 **Parking Fee/Mo:** \$ 0
Open House:




Directions: From Adams: Hwy 13 N, Property on E 2 miles S of Hwy 21.

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	Street Frontage: 320
Gross Sales: \$	Lot Size:	# Loading Docks:
Gr Rental Inc: \$	Vacancy: %	Land Assess: \$ 64,500
Ann Op Exp: \$ 0	PerPropTax: \$ Year:	Improvements: \$ 41,300
Net Op Inc: \$ 0	Inc/ExpYr: 0	Total Assess: \$ 121,700 / 2007
Parcel #: 024-01070-0000	Inventory: \$	Net Taxes: \$ 1675 / 2007
Owner:	Legal: Pt N/E 1/4 S/W 1/4 EX CSM's 1403 & 4118	

Type: Service, Automotive	Roof: Metal	Tenant Pays: N/A
	Water/Sewr: Well	
	Heat/Cool: Forced air	
Location: Free standing, Near Major Highway	Fuel: Oil	Lease Type: None
	Parking: 21-35 spaces, Onsite, Other	Exchange: Cash
		Features: Inside storage
Present Use: All vacant	Seating: 31-50 persons	
	Licenses: None	
	Sale Inc: Some equipment, Other	
Exterior: Block		Misc: N/A
		Terms: Cash
Bldg Frame: Block	Docs on File: Certified survey map, Property Condition Report	Occupancy: Vacant

This 16 acre commercial site is on Highway 13 in a very high traffic area. The property is close to Highway 21 & 13, being one of the busiest intersections in the state. The building has auto bays, vehicle lift, offices, parts room, waiting area, and lots of storage. There is an open field behind the building, fenced in, that makes this property versatile for almost any type of business. Central Wisconsin, Adams County is up and coming with several large fishing lakes in the area, Wisconsin Dells.

Contact office for showing instructions

List Agent: John Olson landman@thelandman.net	(608) 339-8030	List Date: 11/13/2006
List Office: Landman Realty LLC PO Box 167 Friendship WI 53934 0167	(608) 339-8030 Fax # (608) 339-8035	Expiration Date: 11/13/2008
		SubAgent Comm: 4
		BuyerAgent Comm: 4
Sale Agent:		Sub to Policy Ltr:
Sale Office:		Variable Comm: No Limited Service: No
Sold Price:	Pts Pd/SlrCr:	Named Exceptions: No Exclusive Agency: Yes
PendingDate:	Closing Date:	Licensee Interest: No Multiple Rep: No
	Financing:	
	Days On Mkt: 683	

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