

Landman Realty LLC
608-339-8030

January 29, 2006



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

Business Type: **Warehouse**
Business For Sale: **No**
Trade/Exchange:
Inventory Included: **No**
Fixed Equipment: **No**
Space for Lease:

Exterior: **Steel**
Roof Type: **Metal**
Heat Type: **Other**
AC Type:

Off-Street Pkng:
Garage Spaces:
Ovhd Door Height:
Dock: **Yes**

Elevator: **No**
Sprinkler:

Mortgage Balance:
1st Mortgage Holder:
Pncp & Int Payment:
Interest Rate:

Sched Operating Income: Actual:
Operating Expense: Actual:
Vacany/Loss: Actual:
Net Operating Income: Actual:

Building for Sale: **Yes**
Year Built: **1980**
Rent As Is:
Occupancy: **Vacant**
Stories: **2**
Ceiling Height:

Building Sq Ft: **19,650**
SqFt Down:
SqFt Main:
SqFt 2nd Level:
SqFt 3rd Level:
SqFt 4th Level:
Land SqFt: **irr**
Land Asmnt:
Bldg Asmnt:

Rental per Ft, Net:
Rntl per Ft, Gross:

Permits Req:
Env Srvy:
Soil Test:

Cash Flow Statement Avail:
Annual Property Oper Data Avail:
Income Operating Data Available:

Commercial Features

security lighting
inside storage
high traffic location

Property Information

Est Acres: **2.46**
 Lot Size: **irr**
 Frontage Ft: **866**
 Depth Ft:

Gross Taxes: **3875**
 Tax Class:
 Tax Yr: **2004**
 Assessments:

Elem School:
 JH/Mdl School:
 Sr High School: **Adams**

Water Type: **Private Well**
 Sewer Type: **Septic**
 Fuel Type: **Propane**

Lake Name:
 S-T-R: **17 - 15 - 7**

Flood: **Not Required**
 Zoning: **Commercial**

Possession: **DOC**
 Terms: **cash or acceptable LC**

Plat:
 Parcel: **12-581**

Township: **(T) Jackson**
 Assessed Value:

Latitude:
 Longitude:

Legal Description: **PT SE1/4 SW1/4 of Section 17 T15N R7E**
LOT 4 CSM 2367

Property Features

Paved Road Frontage

Pictures