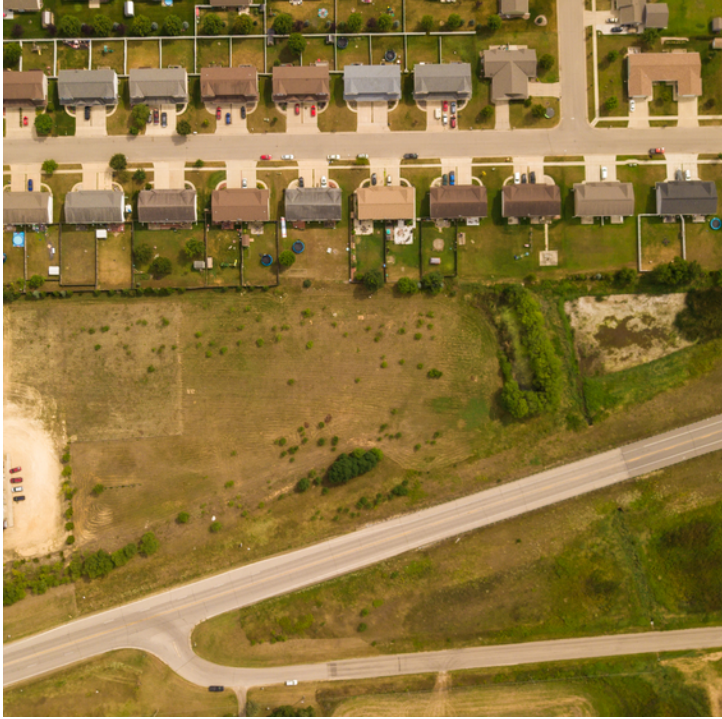




00 WISCONSIN ST

Sparta, WI 54656

SALE



OFFERING SUMMARY

Sale Price: \$229,900

Lot Size: 5.28 Acres

Zoning: Commercial B2

Market: Business district

Price / SF: \$1.00

PROPERTY OVERVIEW

Calling all developers! Sparta is growing and you can be a part of it! 5+ acres on the level lot right on Highway 16 as you enter Sparta, what a great place to build your business! Fort McCoy is going strong and brings a lot of business to town. Many uses: Amusement and Recreation Services, Automobile Service Station, Business Services, Clubs and Organizations, Convenience Stores, Day Care Centers, Garden Supplies, Hobby Shops, Hotels, and Motels, Manufacturing in enclosed building (no outside storage) Parking Parks, Professional Services, Professional Offices, Recreational Facilities (Indoor) Restaurants, Retail, Trade, Veterinary Hospital, and Clinic, Essential Service Facilities, and many more options. Is it your time to build and stop renting?

PROPERTY HIGHLIGHTS

- Business District
- Along highway 16
- growing retail area
- many other business like Walmart and American Do-it center
- Big Box
- National retail tenants

OTHER RESOURCES

CBCWORLDWIDE.COM

Cathy Fox
608 386 8115
cathy@cbrivervalley.com



**COLDWELL
BANKER
COMMERCIAL**

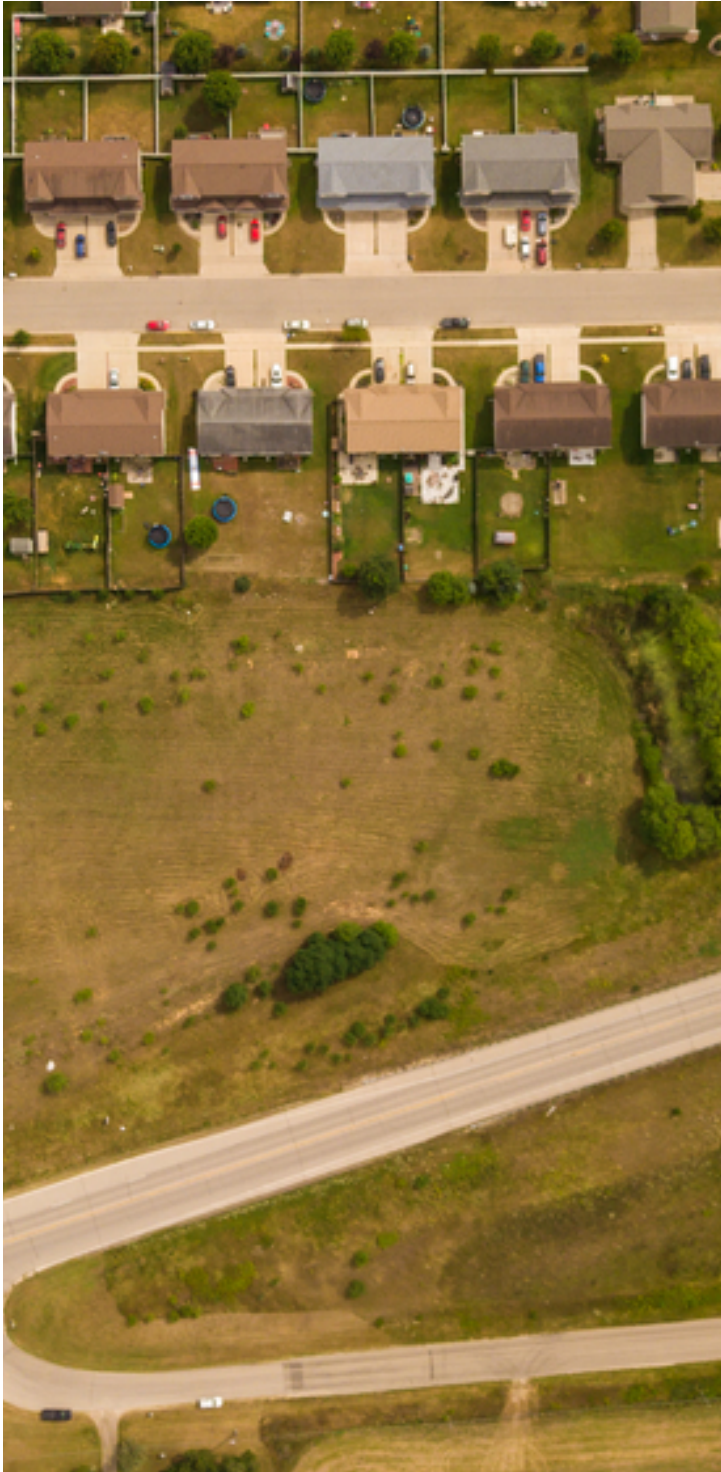
RIVER VALLEY



00 WISCONSIN ST

Sparta, WI 54656

SALE



PROPERTY OVERVIEW

Calling all developers! Sparta is growing and you can be a part of it! 5+ acres on the level lot right on Highway 16 as you enter Sparta, what a great place to build your business! Fort McCoy is going strong and brings a lot of business to town. Many uses: Amusement and Recreation Services, Automobile Service Station, Business Services, Clubs and Organizations, Convenience Stores, Day Care Centers, Garden Supplies, Hobby Shops, Hotels, and Motels, Manufacturing in enclosed building (no outside storage) Parking Parks, Professional Services, Professional Offices, Recreational Facilities (Indoor) Restaurants, Retail, Trade, Veterinary Hospital, and Clinic, Essential Service Facilities, and many more options. Is it your time to build and stop renting?

LOCATION OVERVIEW

Highway 16 just as you come into Sparta from La Crosse County, I-90 exit 25 north to Wisconsin (highway 16) left to vacant land on the left

CBCWORLDWIDE.COM