

## 143 Portland Road, Waterloo

### Commercial Warehouse/Workshop/Office

#### Warehouse/Office Space:

2 buildings over 7000sf total located on 1.12 acres. Great for a small engine repair shop or other construction trade business. The main building Includes showroom & office space up front, with attached heated warehouse/shop space, 5 bays and 5 overhead doors. Total of 5760sf.

The second building over 2500sf of storage space, and 7 Overhead Doors! Currently divided in two separate areas. The building could potentially be divided further between the OHD and rented to separate tenants. Good location, plenty of parking with a privacy fence. Great investment & rental income potential. Priced to sell!

***\*All measurements are approximate, buyer to verify if important.***

#### Front Building:

- 5760 total SF (per assessor) 120x40
- Max Ceiling Height Approximately 14'
- Building is Heated & Insulated
- 3 private entrances to separate areas of the building
- Single Phase and 3 Phase Power
- 5 Bays and 5 Overhead Doors
- Concrete Floors with at Least One Floor Drain
- 2 bathrooms (one customer/one shop)
- Heat 3 Rooftop Units (2 units are newer and have been replaced within the past 7-10 years)
- Built in Reception Desk & Show Room

#### Back Building:

- 2800sf Approximately (per owner) 80x35
- 7 Bays and 7 Overhead Doors
- Basic Power to the building, currently used as storage for the 2 tenants
- Includes concrete floors and attached wood shelving
- No Heat, Water, AC, Floor Drains, or garage door operators
- Shared Entrance Service Door

#### General Information

- Tenant 1: Front Building - Pays \$780 per month + all utilities and he also occupies the rest of the back building
- Tenant 2: Back Building - Rents one stall/OHD \$40 per month and pays quarterly
- Both tenants are month to month Gross lease
- Tenants pay all utilities and are responsible for maintenance on the building
- Taxes are paid by the property owner- 2019 Taxes \$4,475.06
- Fair Market Value per City Assessor: \$203,800



*Julie Busche SRS*

Your Trusted Real Estate Advisor

Cell: 608-347-8206

[JulieB@Inventurerealty.com](mailto:JulieB@Inventurerealty.com)

<http://inventurerealty.com>

**Buy • Sell • Invest • Residential & Commercial**



Julie Busche • PH 608.347.8206 • [JulieB@inventurerealty.com](mailto:JulieB@inventurerealty.com) • Fax 866-429-0038  
Inventure Realty Group • 701 E Washington Ave, Ste 102 • Madison 53703