



1877394	Active	Business/Comm	Price:	\$69,900
			(if lease only = annual lease amount)	
111 S Ludington St	#	City	Columbus	B05
Columbus WI 53925		County:	Columbia	
Trade Name:		Units in Bldg: 1		
<hr/>				
RE For Sale:	Yes	Ann Rent/SqFt:	\$	
Bus for Sale:	No	Bldg Gross SqFt:	968	Assessor
Lease Only:	No	Net Leasable SF:	968	
# of Stories:	1	Onsite Parking:	0	
Bldg Dim:	20x50	Parking Fee/Mo:	\$ 0	
Year Built:	1900	Assessor	Open House:	
Schedule a Showing				
Show Date:				

Near the corner of E James St and S Ludington St in downtown Columbus

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	0	0		\$ 0	\$ 0.00	\$	968
2				\$	\$	\$	
3				\$	\$	\$	

Gross Op Inc:	\$ 0	0	Est Acres:	0.0220	Assessor	Land Assess:	\$ 6,400	
Ann Op Exp:	\$ 0		Lot Dim:	20x50		Improvements:	\$ 47,900	
Net Op Inc:	\$ 0		Street Front:	20	# Loading Docks:	0	Total Assess:	\$ 54,300 / 2019
Zoning:	CBD		Ceiling Hgt Min:	12	Max:	24	Net Taxes:	\$ 1,189 / 2019
Parcel #:	11211-107		Industrial Park:				Owner:	Theilen Enterprises

Included:

Excluded: see furniture and fixtures list

Type	Retail, Office, Service, Shopping center/StripMall, Other	Building Parking	No Parking, Offsite
Location	Business district, Shopping center	Basement	Full, Other foundation
Present Use	Retail, All vacant	Licenses	None
Exterior	Brick	Sale Includes	N/A
Roofing	Tar & gravel, All flat	Documents on File	Fixtures & equipment, Property Condition Report
Heating/Cooling	Forced air, Central air	Lease Type	None
Fuel	Natural gas	Tenant Pays	N/A
Water/Waste	Municipal water, Municipal sewer	Occupancy	Vacant
Features	Private Restrooms, Display window, Inside storage		

Perfect owner-occupant storefront building for your commercial business! Previously used as a comic store, but could be used for almost anything like retail or office. Building is vacant now due to owner retiring; however, it was a successful location in downtown Columbus at a very busy traffic intersection. There is a mezzanine in the back and a semi-finished basement for additional square footage that isn't included in the gross area! Dry basement, full bathroom, newer mechanicals, surveillance system available along with other furniture/fixtures for sale.

Requires supra access otherwise listing agent can meet you there.

ListAgt:	Matthew Pantzlaff	73316-94	CoList:		List Date:	2/22/2020	Expire Date:	11/1/2021
Pref:	608-239-0367		Fax:	414-461-4040	Subagent Comm:	3%	Electronic Consent:	Yes
	mpantzlaff@totalresolutionsllc.com				BuyerAgent Comm:	3%	Exclusive Agency:	No
Homestead Realty					DOM:	367	CDOM:	367
Off:	414-461-4040		Fax #:	414-461-9568	AO Date:		Limited Service:	No
	8405 W Lisbon Ave				Closing Date:		Multiple Rep:	DA
	Milwaukee WI 53222-3726				Financing:		Named Exceptions:	No
Sale Agent:			Sold Price:		Sale Factors:		Policy Letter:	No
			Concessions:		Competing Offers:		Variable Comm:	No

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