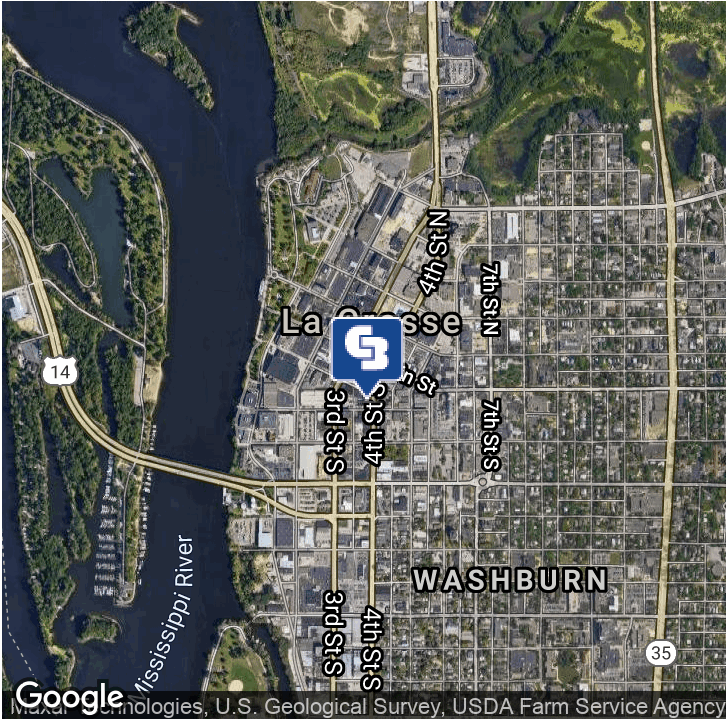




GUND WIGGERT

208/210 4th st S , La Crosse, WI 54601

LEASE



OFFERING SUMMARY

Available SF:	3,100 SF
Lease Rate:	\$10.75 SF/yr (NNN)
Lot Size:	0.23 Acres
Year Built:	1894
Building Size:	10,000 SF
Renovated:	2019
Zoning:	G2/ Business
Market:	La Crosse
Submarket:	Historic Downtown
Traffic Count:	12,600

PROPERTY HIGHLIGHTS

- 3 street level entrance's
- New private rest room
- 12,600 Vehicle per day
- Historic Downtown
- Fiber Optics
- Large outside sign permitted
- Large store front windows
- Signaled Corner

DEMOGRAPHICS

	5 MIN WALK	5 MIN DRIVE	10 MIN DRIVE
Total Households	650	9674	25,315
Total Population	716	19,347	55,694
Average HH Income	\$32,904	\$33,999	\$45,945

OTHER RESOURCES

CBCWORLDWIDE.COM

Cathy Fox
608 386 8115
cathy@cbrivervalley.com

**COLDWELL
BANKER
COMMERCIAL**
RIVER VALLEY



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LEASE



LOCATION OVERVIEW

The Historic Gund Wiggert Building is located on the corner of 4th and Jay streets on a one way street in heart of historic Downtown La Crosse Wi. just 4 blocks from the mighty Mississippi river.

SITE DESCRIPTION

The Historic Gund Wiggert Building is a unique and historic property that greets both visitors and residents alike along the Great River Road into La Crosse's historic downtown district. Completed in 1894, it has been restored to its original historic charm while providing modern amenities.

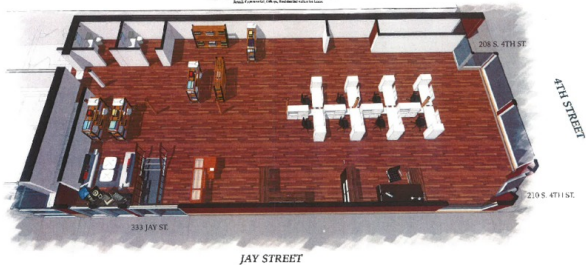
Street level space has 3 entrance's, jay st, the corner of 4th and Jay, and another entrance on 4th st. Get noticed on this well traveled signaled corner, both foot traffic and vehicle traffic are unmatched anywhere else in La Crosse County.

Hardwood floors, 14 Ft tin Ceilings, and huge windows let tons of natural light in, not to mention the Luxfer glass above the storefront windows.

Original layout had inside mezzanine which could be added and there is ample tall ceiling storage in the basement.

Professional Business exposure, renowned Architectural firm on 3rd floor, 2nd floor has 2 high end executive residence.

HISTORIC GUND WIGGERT BUILDING



COMMERCIAL SPACE FOR LEASE: RETAIL OR OFFICE
3,221 SQ. FT. ON FIRST FLOOR

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