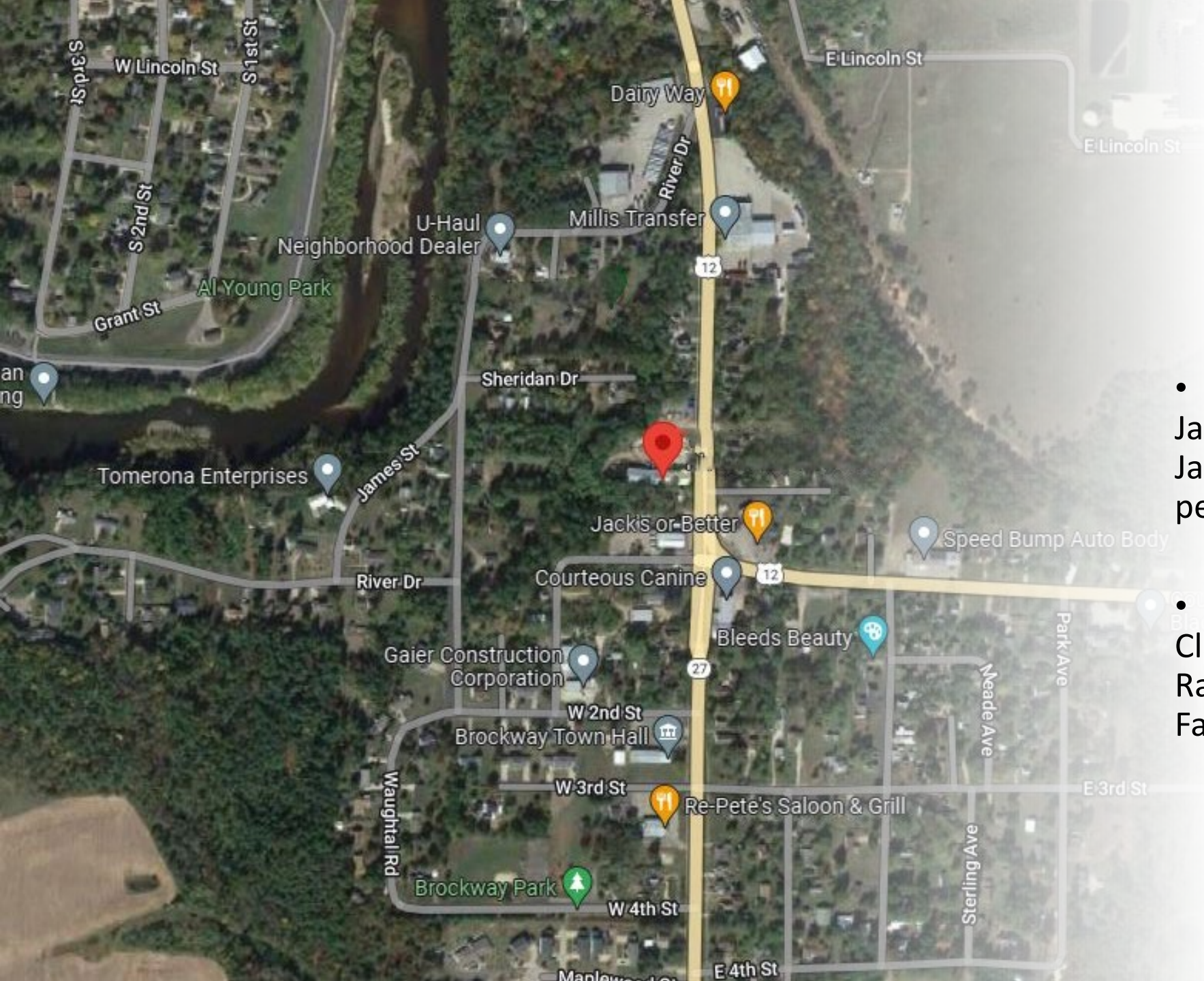




SLABY & ASSOCIATES

ATV and Boat Business
Jackson County, WI



- Located right in the heart of Jackson County- Population of Jackson County is roughly 218,781 people.
- Larger cities near by include Eau Claire, Marshfield, Wisconsin Rapids, La Crosse, and Chippewa Falls.

General Information

11,000 sqft 2.93 acers total

Business and Real Estate- Asking price: \$850,000.00

Over 850 service tickets and over 3,000 happy clients just last year

Large lot for outdoor sales area

Large Repair & Storage Shop attached

3 restrooms (2 in front space, 1 in shop), 2 office, small meeting space

Large road signage

Not included: personal trailer, computer, printer, personal tools, plow truck, and owner's personal signs.

Financial information and Condition Report is available after NDA is signed

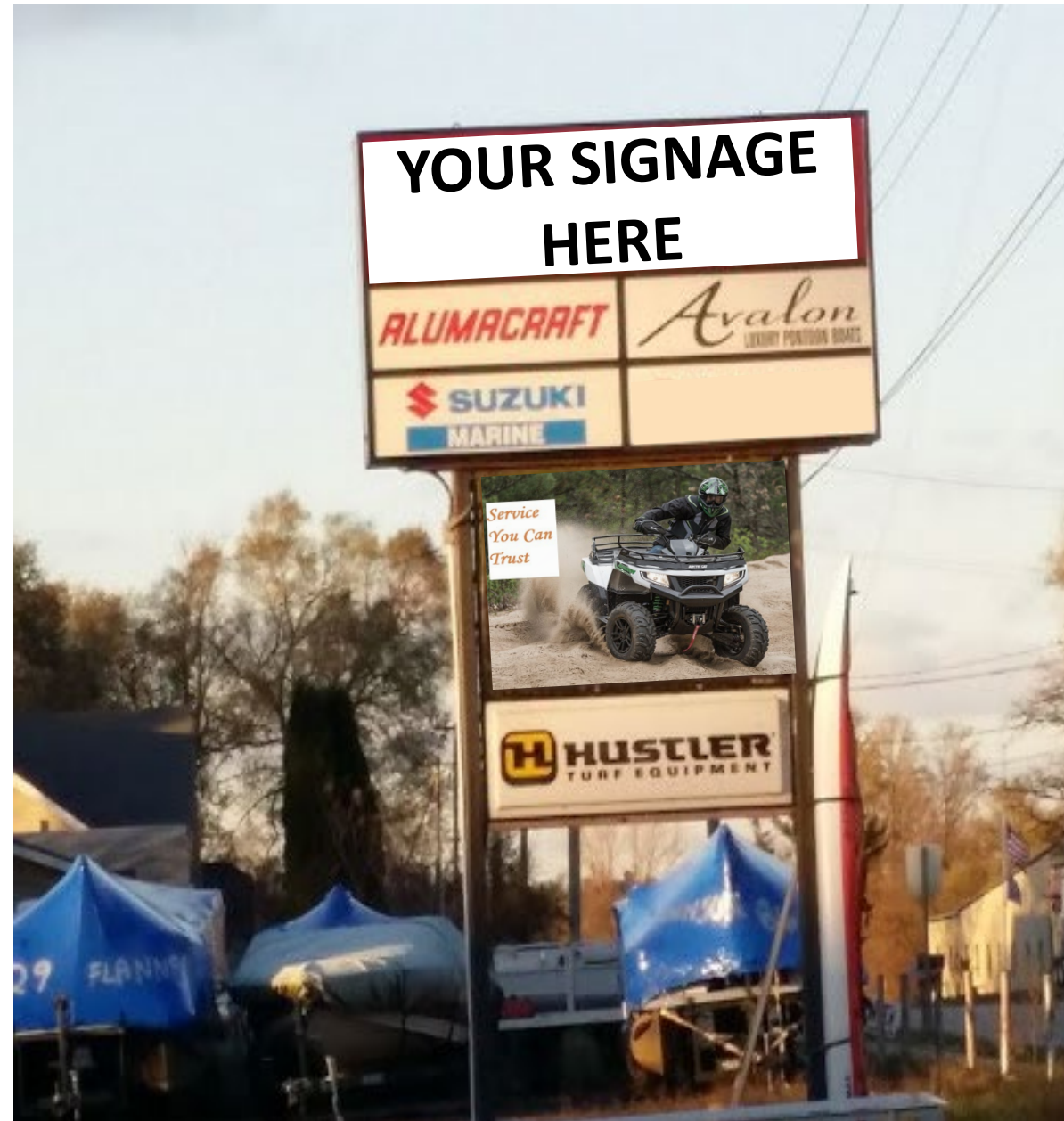
Built in 1980- Roof over retail area was redone 3 years ago

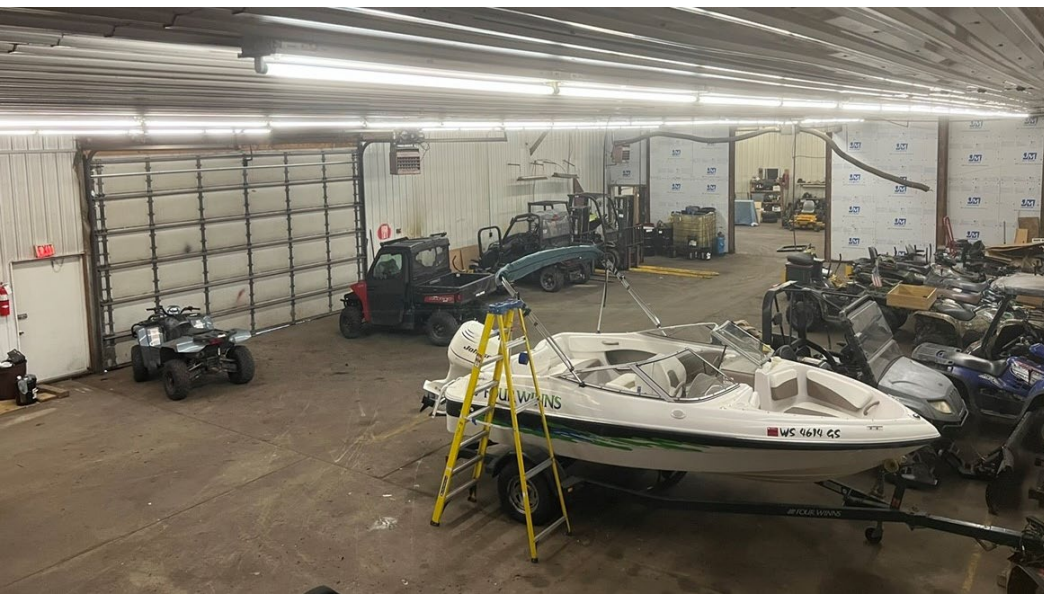
ATV & UTV Route

Red star indicates property

- 235 miles of state ATV trails that go through Jackson and Clark County.
- ATV route goes straight to business.
- Multiple hotels and cabins located nearby.
- Ho Chunk is right down the road.















- This location has been a go-to spot for boat storage, ATV repair, Boat repair, and lawnmower sales around Jackson and Clark County for the last 18 years. Not to mention all the near-by campgrounds, ATV routes, and exclusive cabins that bring in thousands of guests year-round.
- The photos in the previous slides were taken when the shop had full capacity of inventory. As the owners prepare for retirement the inventory has downsized for a new owner to come in and stock with whatever they would like!
- Now its time for YOU to bring your ideas, experience, and dreams and make them come to life. Revamp and refresh this business and make it YOURS.

Service You Can Trust



SLABY & ASSOCIATES
COMMERCIAL REAL ESTATE
BROKERAGE

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questions!

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