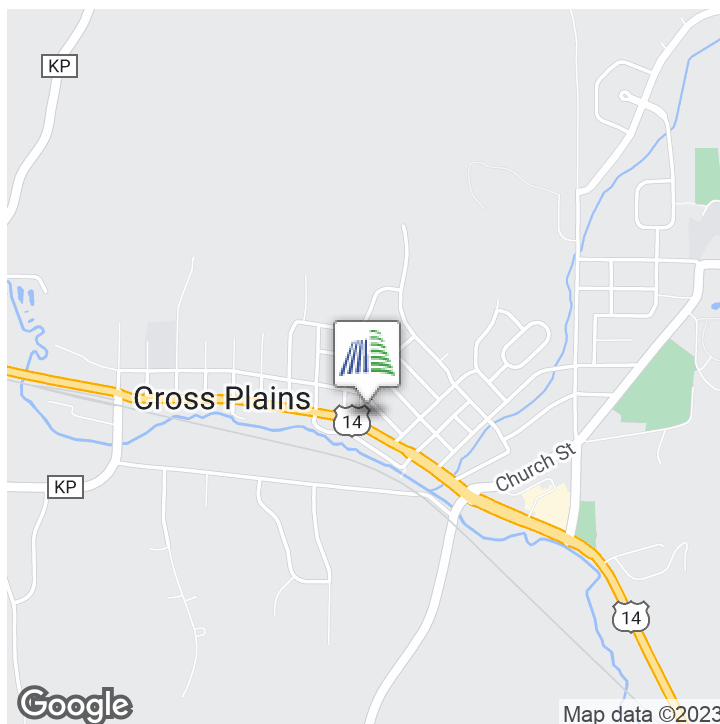


HISTORIC MAIN ST RETAIL/OFFICE/APARTMENT BUILDING

2100 AMERICAN LEGION, CROSS PLAINS, WI

// EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$250,000
Building Size:	2,292 SF
Available SF:	
Lot Size:	6,300 SF
Price / SF:	\$109.08
Year Built:	1860
Zoning:	Main Street Mixed Use

PROPERTY OVERVIEW

2-story stone/brick building (+ full basement). Built in 1860. Historic, unique & charming; it's a standout property in region. Excellent for Airbnb. Mixed-use zoning permits commercial & residential uses (including outdoor commercial). Great for owner occupant. Former uses include rental apartments & variety of retail. Asbestos abated & building gutted revealing original beauty. In shell condition & ready for full remodel. Sale includes plans showing possible remodeling option. Call for a showing.

PROPERTY HIGHLIGHTS

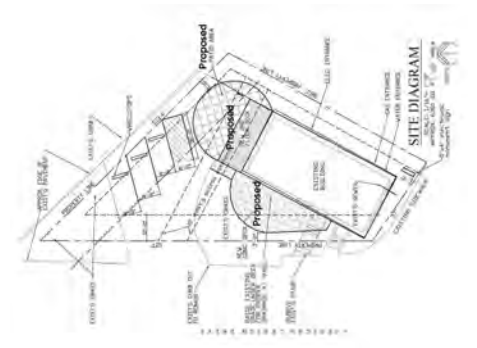
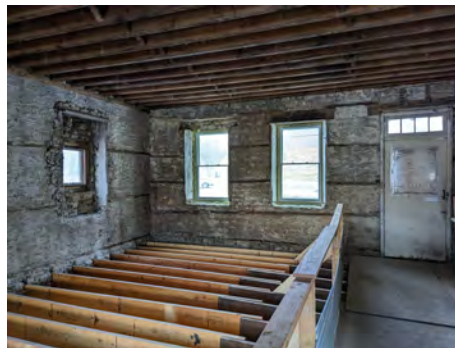
- Historic 1860 building on Main St. & American Legion.
- 9800 cars per day.
- Mixed use possible.
- Great project for owner occupant.

RETAIL PROPERTY FOR SALE

HISTORIC MAIN ST RETAIL/OFFICE/APARTMENT BUILDING

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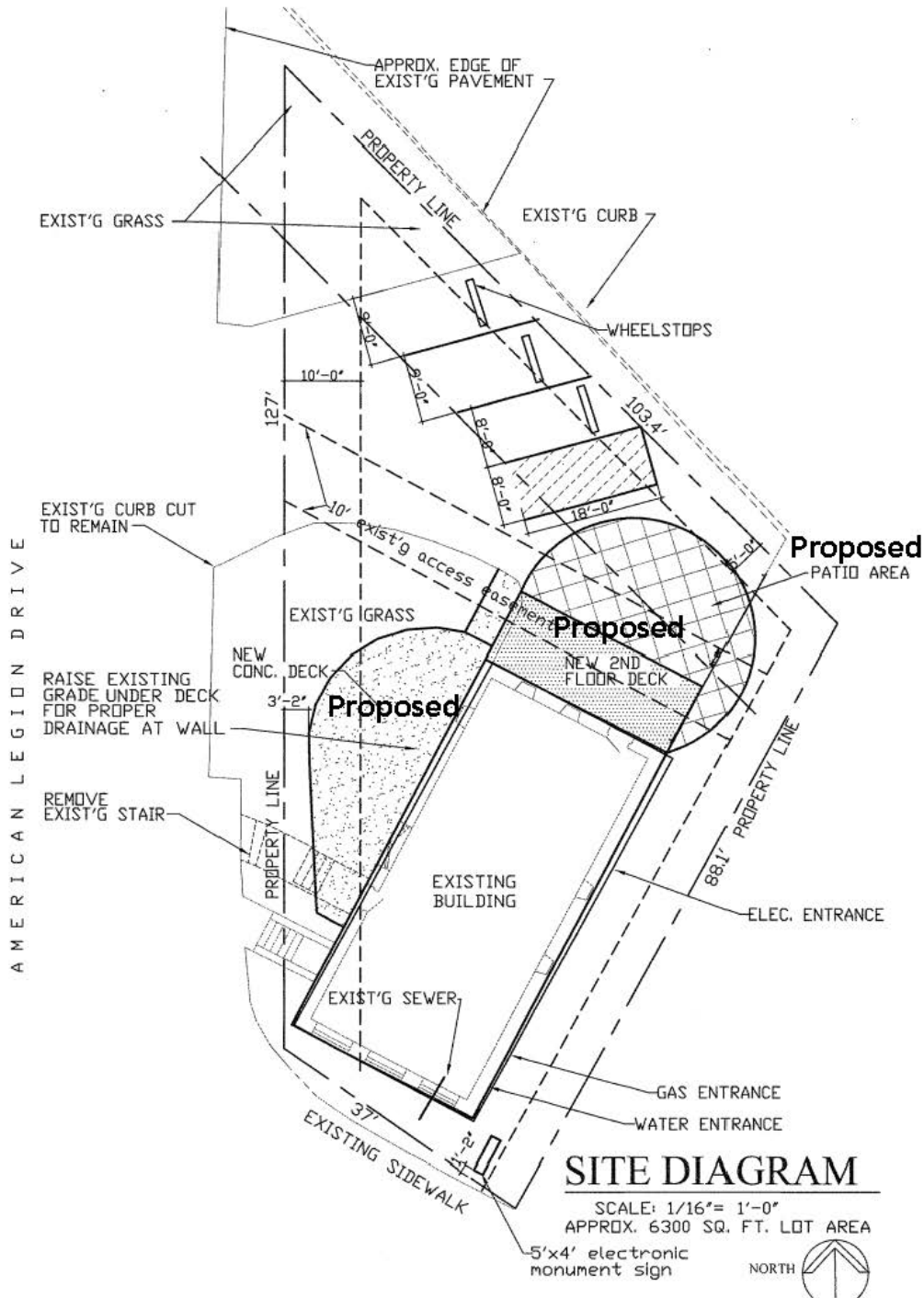
// ADDITIONAL PHOTOS



HISTORIC MAIN ST RETAIL/OFFICE/APARTMENT BUILDING

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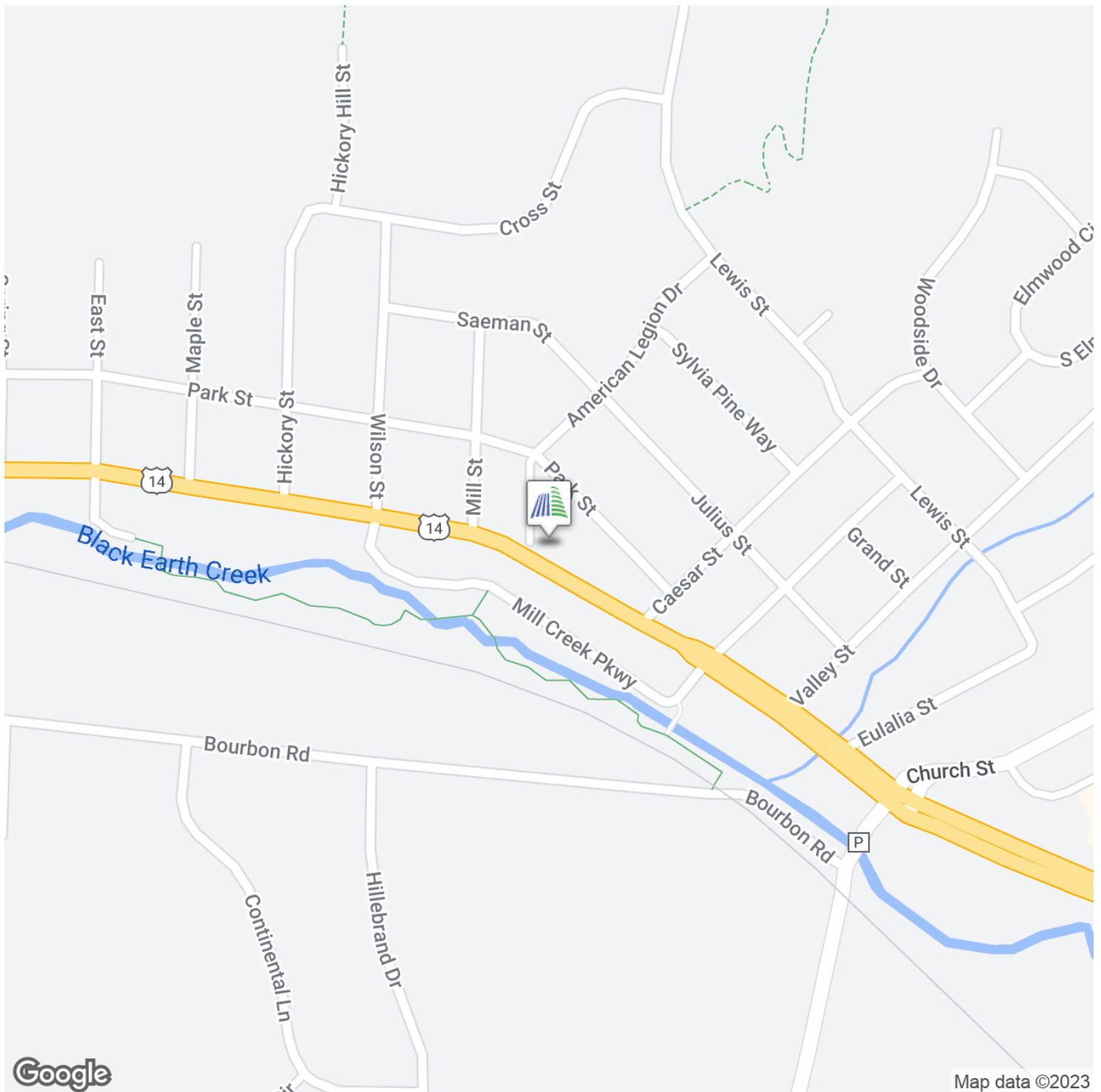
// PLANS



HISTORIC MAIN ST RETAIL/OFFICE/APARTMENT BUILDING

2100 AMERICAN LEGION, CROSS PLAINS, WI

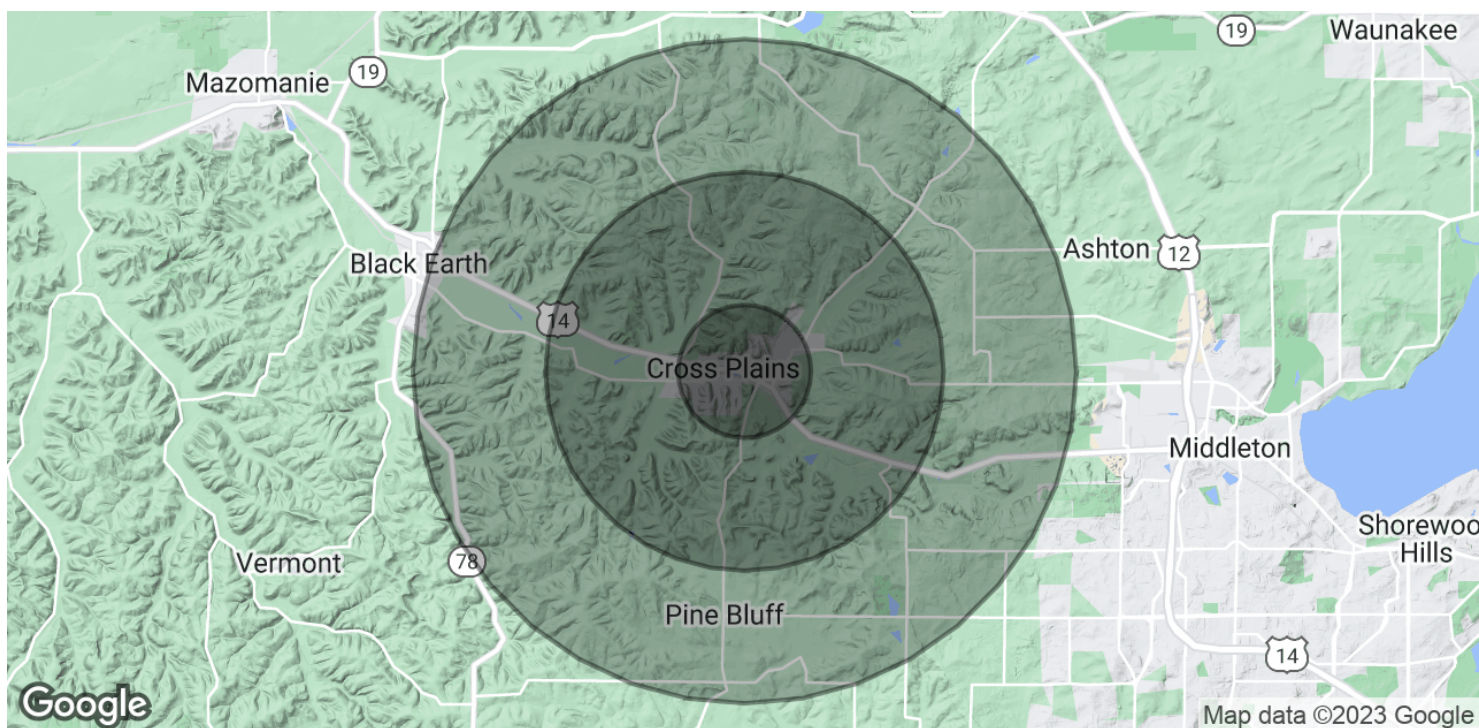
// LOCATION MAP



HISTORIC MAIN ST RETAIL/OFFICE/APARTMENT BUILDING

2100 AMERICAN LEGION, CROSS PLAINS, WI

// DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,081	5,749	12,647
Average Age	38.3	39.4	41.6
Average Age (Male)	37.0	37.9	39.7
Average Age (Female)	42.3	43.1	43.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	439	2,302	5,117
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$99,932	\$108,264	\$134,500
Average House Value	\$299,552	\$326,362	\$393,693

* Demographic data derived from 2020 ACS - US Census

FOR MORE INFORMATION CONTACT:

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jeff.jansen@altuscre.com (P) 608.338.0055 (C) 608.444.4111

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 CONFIDENTIAL INFORMATION: _____

36 _____

37 _____

38 NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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