

PROFESSIONAL SERVICES, INC.

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**SALE**

**161 HORIZON  
DRIVE**  
**161 Horizon Drive**  
**Suite 101A**  
**Verona, WI 53593**

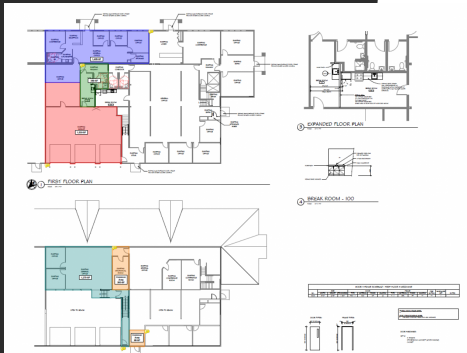
Sale Price \$625,000, also for lease - \$13 to \$15 psf Modified  
Condominium: Verona Contractor Center I & II  
Built 2003, with annual Condo Fees of approx. \$250/month  
Square Foot: 4,943 sf - Office 3,444 sf, Warehouse 1,500 sf  
Zoning: SI - Suburban Industrial.  
Parking: approx. 4/1,000

- \* Two-story office/warehouse with 4 offices, conference room, open area, storage and warehouse. Break Room, 2 Bathrooms (1 shower).
- \* 3 - 12' Overhead Door, Ceiling Height 15'/20's, Floor Drains, new epoxy floor.
- \* Building signage available
- \* Join neighbors of 5th Quarter Bar & Grill, Angels Wish, Capital Security, OK Heating, and others.

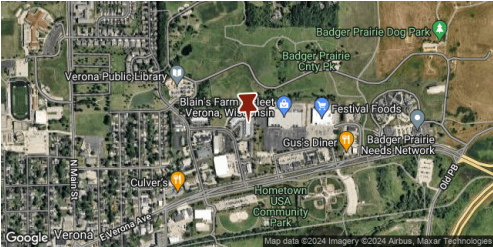
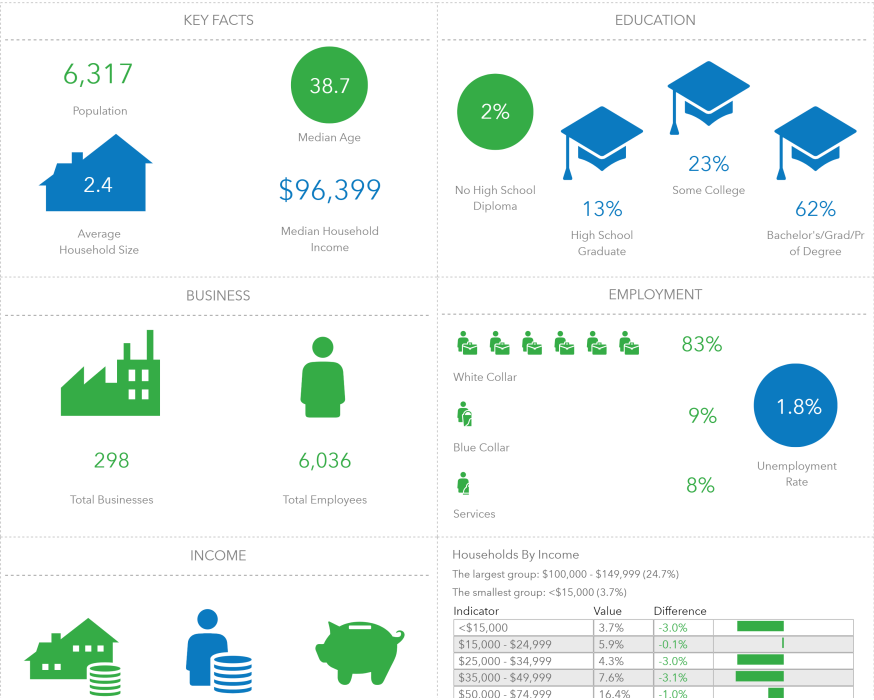
**PURCHASE PRICE:**  
**\$625,000.00**

**Property Size: 4,943 Sq. Ft.**  
**Year Built: 2003**

Contact:  
**608.669.6697**  
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**Fun Investments LLC**  
COMMERCIAL REAL ESTATE SERVICES



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