



1962961	Active	Business/Comm	Price: \$1,500,000
			(if lease only = annual lease amount)
920 N Prairie Street	#	Village	Lone Rock O10
Lone Rock WI 53556-9016		County:	Richland
Trade Name: none		Units in Bldg: 5	

RE For Sale: Yes		Ann Rent/SqFt: \$	
Bus for Sale: No		Bldg Gross SqFt: 0	<i>Seller</i>
Lease Only: No		Net Leasable SF: 0	
# of Stories: 1		Onsite Parking: yes	
Bldg Dim: see doc		Parking Fee/Mo: \$ 0	
Year Built: 999 <i>Seller</i>		Open House:	
Schedule a Showing		Show Date:	

State Highway 14 to North side road N. Prairie

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

Gross Op Inc: \$ 0	0	Est Acres: 4.9700	<i>Assessor</i>	Land Assess: \$ 60,500
Ann Op Exp: \$ 0		Lot Dim: 556 x 311 approx		Improvements: \$ 124,000
Net Op Inc: \$ 0		Street Front: 0	# Loading Docks: 0	Total Assess: \$ 184,500 / 2022
Zoning: Comm		Ceiling Hgt Min: 8	Max: 0	Net Taxes: \$ 5,820 / 2023
Parcel #: Multiple		Industrial Park: none		Owner: owner

Included:

Excluded: Sellers personal property

Type	Office, Industrial	Building Parking	Onsite, Gravel
Location	Business district, Free standing, Corner, Near Major Highway	Basement	Slab/None, Poured concrete foundatn, Block foundation
Present Use	Industrial, Other	Licenses	None
Exterior	Wood, Steel, Block, Concrete, Steel Frame	Sale Includes	Signs
Roofing	Composition, Metal	Documents on File	Certified survey map
Heating	Forced air, Radiant	Lease Type	Month to month
/Cooling		Tenant Pays	No expenses
Fuel	Natural gas	Occupancy	Owner, Tenant(s)
Water/Waste	Well, Non-Municipal/Prvt dispos		
Features	Overhead doors, Truck dr(s) 15ft or lower, Truck dr(s) hgr than 15ft, Residential unit(s), Signage available, Inside storage, Outside storage, Private office(s)		

This property has multiple income opportunities. Featuring buildings with 10x40, 15x40 and 10x20 storage units plus two heated 40x40 and 32x40 steel frame work shops. Sign rental income and frontage road directly off busy State Hwy 14. Also, 22x54 Main Office building with several individual office spaces and owner or security staff living quarters, that includes a full beautiful hickory kitchen, 2.5 baths, large bedroom, living room, laundry and heated floors. Lots of open space with potential to consider adding more storage units or additional buildings/parking for construction equipment etc. Parcels included: 146-3745-1300, 146-3745-1400, and 146-3745-1600

This property has so much potential for multiple uses and may be viewed with private appointment confirmed by listing realtor and Seller.

ListAgt: Pam Raschein	34692-90	CoList:	List Date: 8/28/2023	Expire Date: 8/27/2024
Pref: 608-219-6446			Subagent Comm: 3.0%	Electronic Consent: Yes
pam@remaxwisconsin.com			BuyerAgent Comm: 3.0%	Exclusive Agency: Yes
RE/MAX Preferred			DOM: 281	CDOM: 281
Off: 608-276-8110	Fax #: 608-276-8659		AO Date:	Limited Service: No
5320 Monona Drive			Closing Date:	Multiple Rep: DA
Monona WI 53716-3127			Financing:	Named Exceptions: No
Sale Agent:		Sold Price:	Sale Factors:	Policy Letter: Yes
		Concessions:	Competing Offers:	Variable Comm: No
			CashOffer@Acceptance	

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