



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	
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RE For Sale:	Yes	Ann Rent/SqFt:	\$
Bus for Sale:	No	Bldg Gross SqFt:	0 Seller
Lease Only:	No	Net Leasable SF:	0
# of Stories:	1	Onsite Parking:	yes
Bldg Dim:	see doc	Parking Fee/Mo:	\$ 0
Year Built:	999 Seller	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 Assessor	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	Licensee Interest:	No	
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				

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2024 SCWMLS Orig MLS: South Central WI

920 N Prairie Street

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