



MARC NEW VERSION

**225 Blue Mound St
Mount Horeb, WI 53572**

**Land Size: 0.82 Sq. Ft.
Property Size: 10,294 Sq. Ft.
Year Built: 1986**

Great Mount Horeb location, located on the west side of town, easy access from Hwy 18/151 and Hwy 78. Blocks from the MHFD, across the street from new apartments and the Military Ridge Bike Trail

Building - Original - 1986, 6,320 SF - 6 offices, conference room, kitchen, open area, large bathrooms, shower room, and walk-in cooler.

Warehouse addition - 1996, 3,974 SF - dock, separate garage with 20x10 over head door, 10'3"-11'3" eave heights.

Electrical; 3 phase, 400 Amp, 120/208 Volt

Driveway off of Garfield Street is not an easement. Parking stalls can be added at front, currently used as a 'drop-off' area. Taxes; currently exempt.

Closing to occur anytime after March 1st, 2025 due to non-profit status.

Purchase Price:

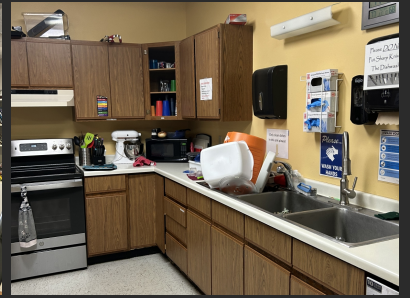
\$1,200,000.00

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