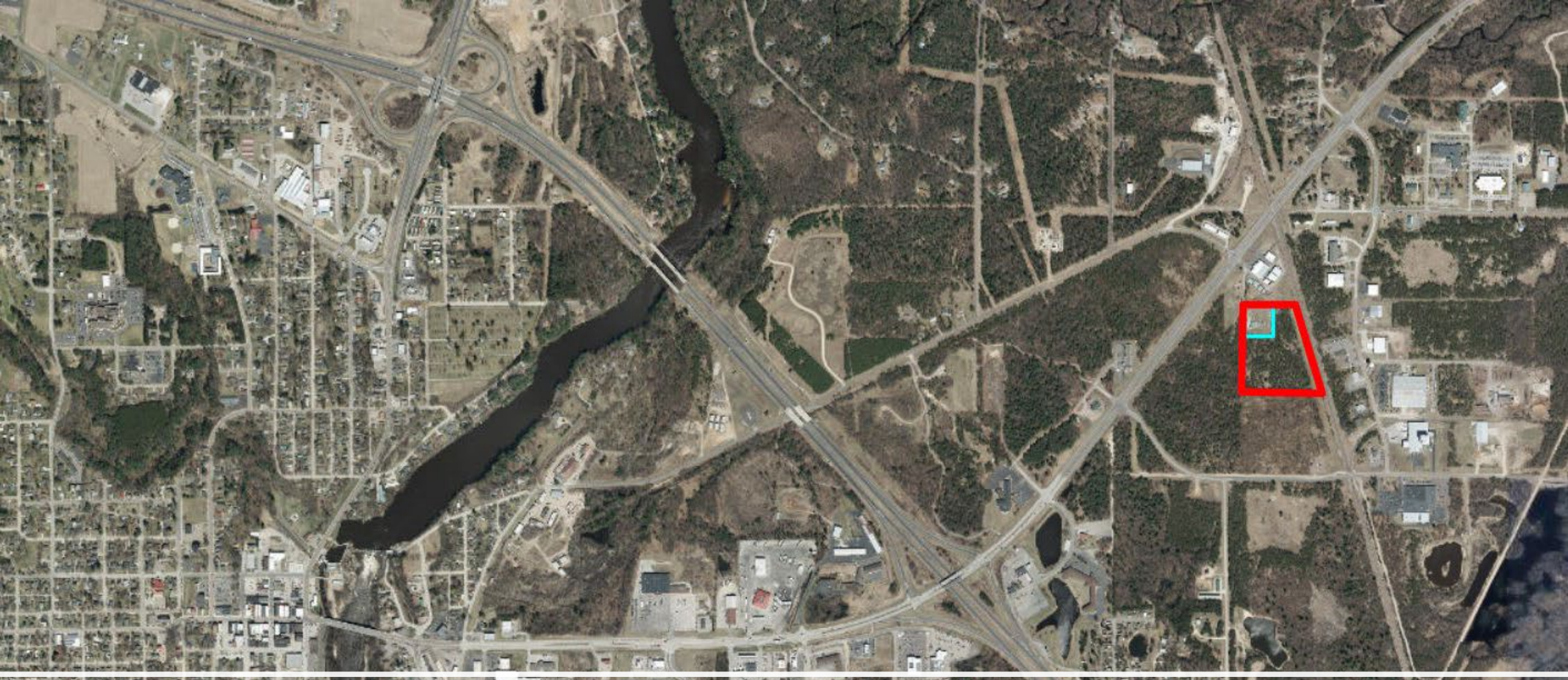




SLABY & ASSOCIATES

W10005 HWY 54 East

Black River Falls, WI



Site Location

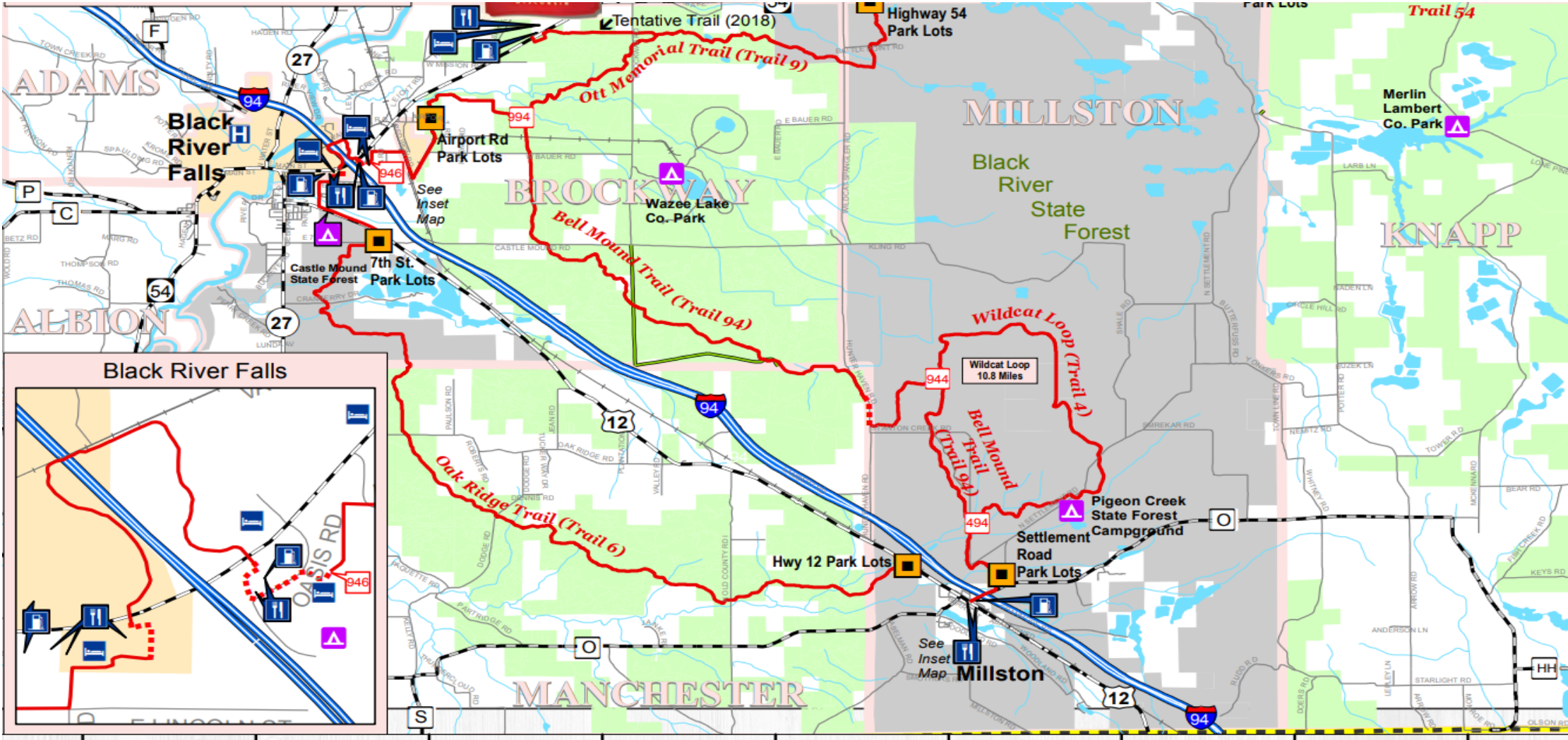




Black River Falls City Information

- Around The Area
 - Tomah- 31 Miles
 - Merrilan- 12.9 Miles
 - La Crosse- 39 Miles
- More than 100 miles of ATV routes, one of which leads straight to the business.
- Located near lakes and rivers offering plenty of fishing and boating.
- Hundreds of campsites and cabins near the surrounding area for year-round visitors.

ATV Trails



Listing Information

- Zoned for Commercial, Industrial, and Residential
- Purchase Price: \$595,000.00
- 1,200sqft Shed
- 1,200sqft Residential unit, 1 ½ bath, 3 bed
- Shop has mezzanine
- (11+) Acreage can be divided if needed.
- 3 phase power, well, & septic on site









- Spacious indoor living quarters along with a shed and shop. It's time for the current owners to close their chapter and for you to start yours with this property!
- From storage units to a mechanic shop, the potential is endless with this location.
- Take your thoughts, ideas, and dreams; and create your reality!



SLABY & ASSOCIATES
COMMERCIAL REAL ESTATE
BROKERAGE

1100 John P Livesey Boulevard, Verona, WI 53593

Office: 608-333-4130

Please call, text, or email with any questions!



Dean Slaby

608-219-8506

deans@slabyandassociates.com