

Automotive Building For Sale

515 E. Wisconsin St.
Portage, WI 53901

7,746 SF Building on .7 Acre Paved Lot

[LINK TO PROPERTY VIDEO](#)

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PROPERTY SUMMARY

515 East Wisconsin Street | Portage, WI 53901



Property Summary

Access:	US HWY 51
Address:	515 E Wisconsin St, Portage WI
Price:	\$699,000
Building SF:	7,746 SF
Lot Size:	0.7 Acre
Power:	3-Phase
Warehouse:	5,240 SF
Showroom/Office:	2,506 SF
Clear Height:	14'
Grade Doors:	4 OH Doors - 10'x14' / (2) 10'x10' / 12'x10'
Frontage:	150' on E Wisconsin St
Traffic Count:	11,500 VPD (WiDOT)
Utilities:	All Municipal Services
Zoning:	B4 - General Business

Property Overview

Located at 515 E Wisconsin Street in Portage, WI, this versatile commercial property is offered at \$699,000 and features a 7,746 square foot building situated on a 0.7-acre lot.

With 150 feet of frontage along E Wisconsin Street and direct access from US Highway 51, the site offers strong visibility and accessibility in a well-traveled corridor with 11,500 vehicles per day (WiDOT).

Zoned B4 (General Business), the property is fully served by municipal utilities and includes a 3-phase power supply, making it ideal for a range of commercial or retail uses.

The building is configured for warehouse, showroom, and office operations, with 5,240 SF of warehouse space and 2,506 SF of office/showroom making it well suited for contractors, retailers, or service-based businesses.

Equipment Included

3 Hoists and 1 Air Compressor. Request specs from Broker for more detail.

PROPERTY PHOTOS

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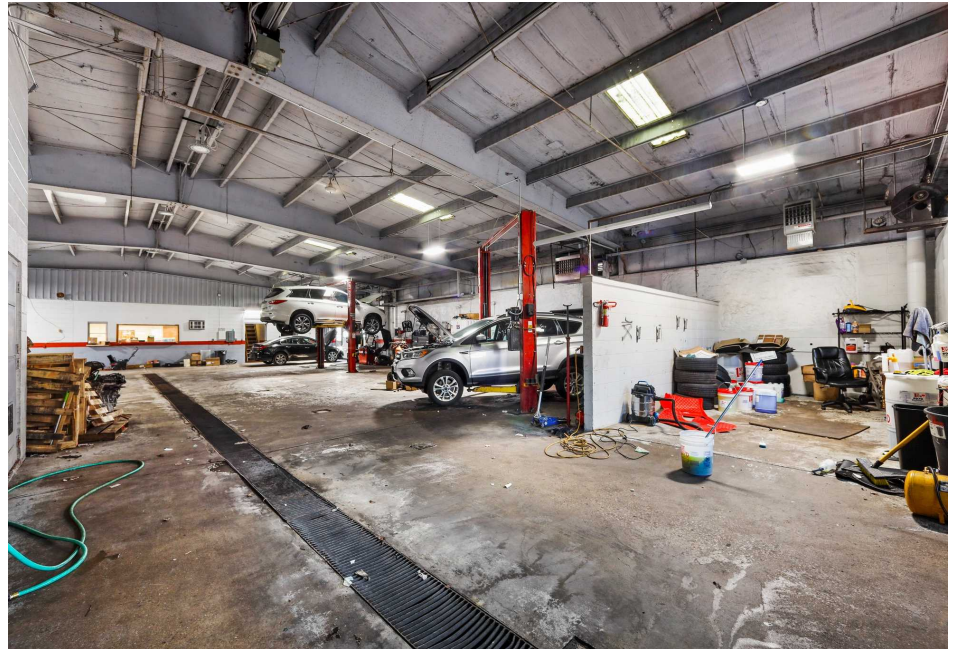
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PROPERTY PHOTOS

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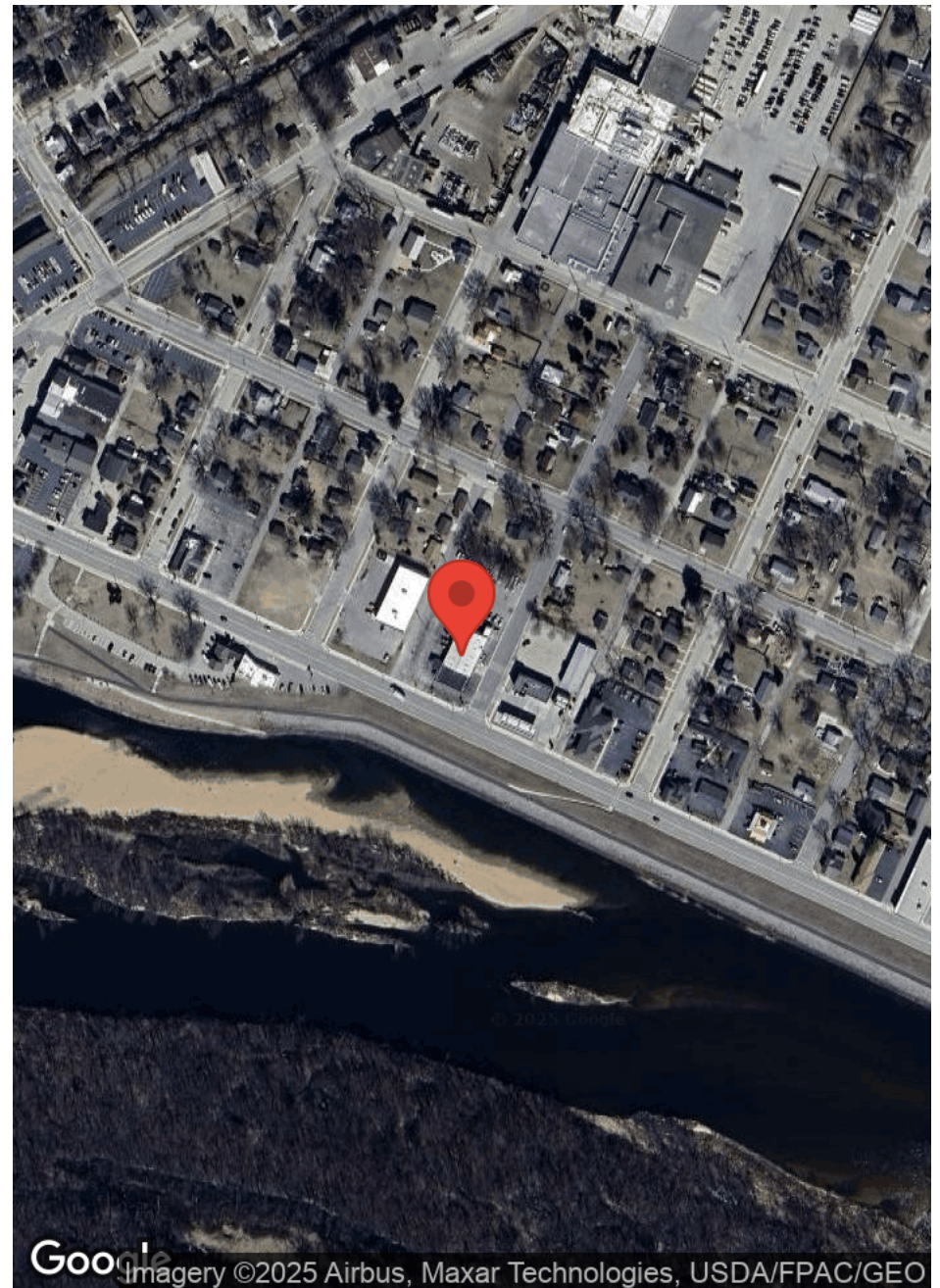
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LOCATION MAPS

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BUSINESS MAP


515 East Wisconsin Street | Portage, WI 53901




 Best Western Resort Hotel & Conference Center

 Walmart Supercenter

 Goodwill Portage


 U.S. Bank ATM


 Walgreens

 Summit Credit Union

 Market Basket


 Pizza Hut


 A&W Restaurant

 Dollar General

 Shell

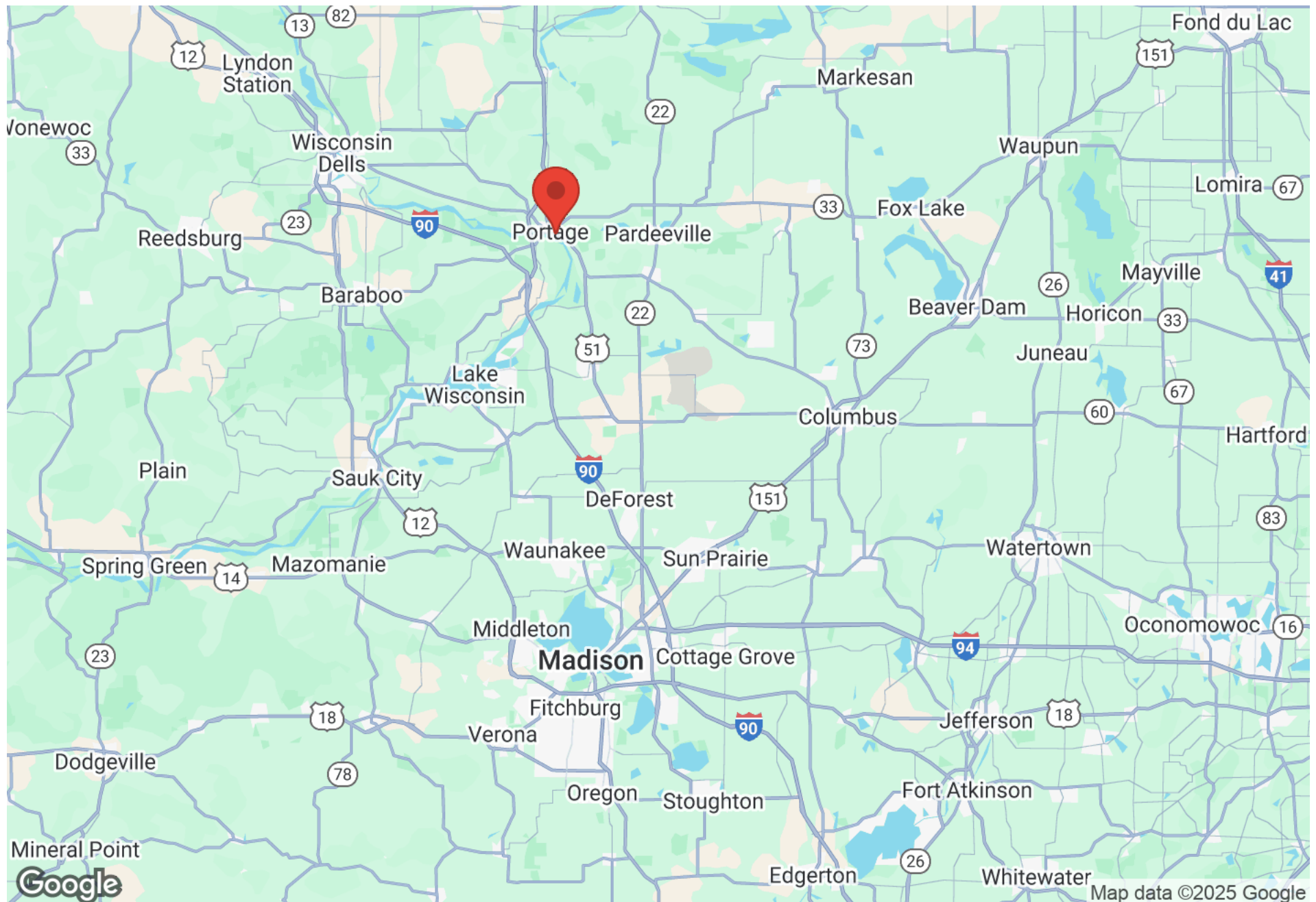
 Kwik Trip

 TRECEK AUTOMOTIVE OF PORTAGE, INC.

 Dairy Queen Grill & Chill

REGIONAL MAP

515 East Wisconsin Street | Portage, WI 53901



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AERIAL MAP

MSI Auto Sales

515 East Wisconsin Street | Portage, WI 53901



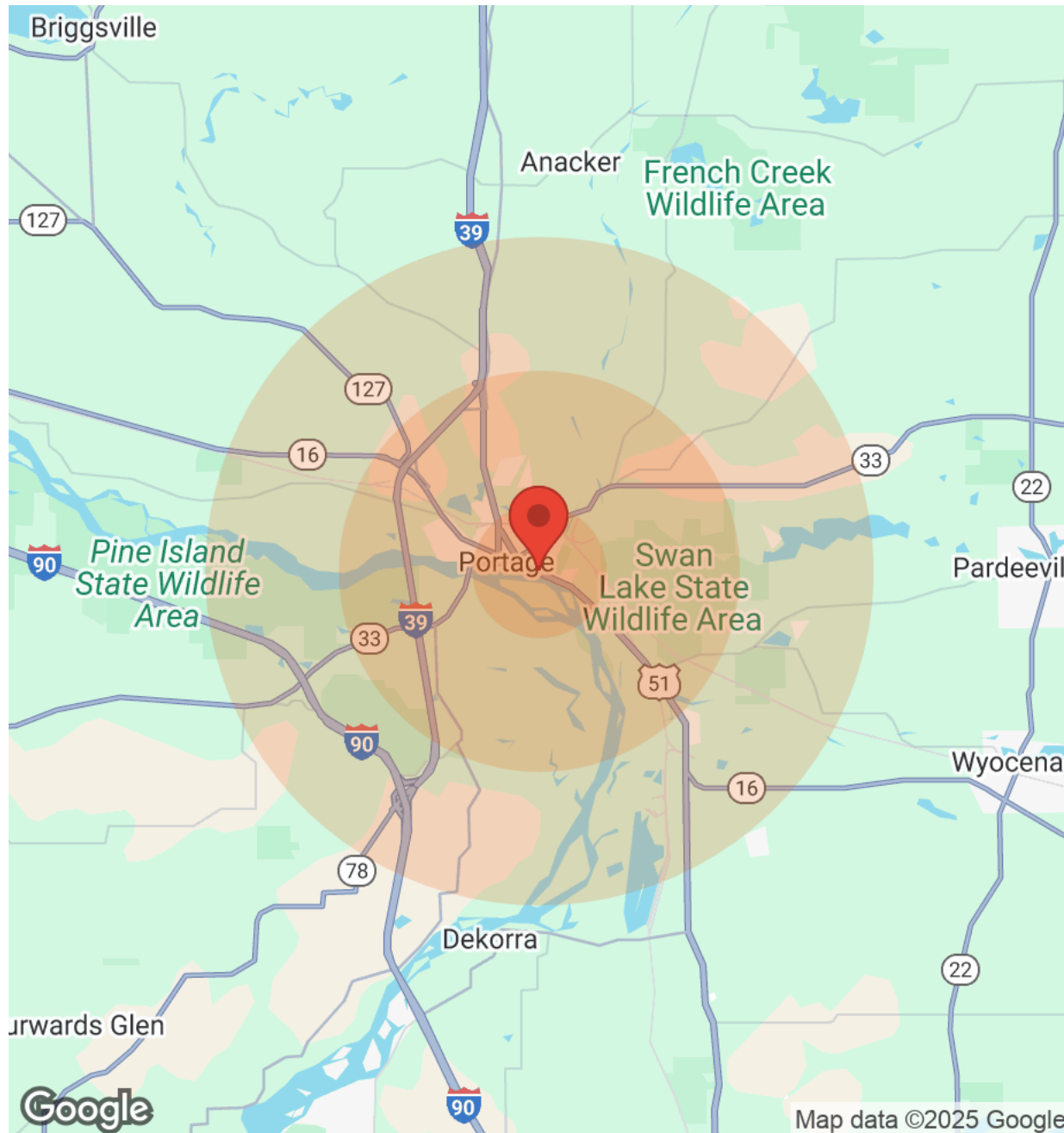
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DEMOGRAPHICS

515 East Wisconsin Street | Portage, WI 53901



Population	1 Mile	3 Miles	5 Miles
Male	661	4,136	6,478
Female	643	4,318	6,503
Total Population	1,304	8,454	12,981

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	250	1,704	2,417
Ages 15-24	161	1,112	1,581
Ages 25-54	525	3,208	4,578
Ages 55-64	179	1,059	1,565
Ages 65+	189	1,371	2,840

Race	1 Mile	3 Miles	5 Miles
White	1,300	8,288	12,338
Black	N/A	73	421
Am In/AK Nat	N/A	2	34
Hawaiian	N/A	1	1
Hispanic	29	173	332
Multi-Racial	8	180	344

Income	1 Mile	3 Miles	5 Miles
Median	\$32,319	\$41,656	\$41,656
< \$15,000	78	381	628
\$15,000-\$24,999	100	475	678
\$25,000-\$34,999	114	559	847
\$35,000-\$49,999	119	491	704
\$50,000-\$74,999	101	708	1,040
\$75,000-\$99,999	45	402	586
\$100,000-\$149,999	11	324	498
\$150,000-\$199,999	N/A	53	75
> \$200,000	N/A	24	45

Housing	1 Mile	3 Miles	5 Miles
Total Units	663	3,945	5,750
Occupied	589	3,493	5,131
Owner Occupied	344	2,230	3,191
Renter Occupied	245	1,263	1,940
Vacant	74	452	619

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DISCLOSURE TO CUSTOMER

MSI Auto Sales

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State of Wisconsin - Disclose to Non-Residential Customers

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you. • The following information is required to be disclosed by law: 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below). 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON- CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

(Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.