

Offered at
\$1,300,000

BUILDING FOR SALE

Businesses are here to stay!

162 & 168 W Main Street
Whitewater, WI



12-unit mixed-use commercial building 11 commercial suites – 1 apartment

- Opportunity for value-add growth with available suites to lease
- Prominent, high-traffic corner location
- Located in a city actively investing in economic growth
- Positioned at the heart of Whitewater's momentum
 - University-driven foot traffic
 - Increasing commercial activity
- Strong and improving market fundamentals
- Surrounded by established businesses and walkable amenities
- Ideal for owner-operators, investors, or entrepreneurs
- Support and lease to local small businesses
- **Potential vertical expansion above the pizzeria (i.e.rooftop bar), per seller**

www.realtygreatfinds.com

CENTURY 21
Affiliated

ASHLEY PILAROWSKI
608.333.9207
ashleyp@c21affiliated.com