



MLS #: [1532644](#) **Active** **Business/Comm** **LP:** \$199,900
1385 HWY 13 # **Town Preston** A14
County: Adams **Zip:** 53934 **State:** WI
Trade Name: **Units in Bldg:** 1

RE For Sale: Yes **Ann Rent/SqFt:** \$
Bus for Sale: Yes **Bldg Gross SqFt:** 2500
Lease Only: No **Net Leasable SF:** 0
of Stories: 1 **Ceiling Hgt Min:** 0 **Max:** 0
Approx Bldg Dim: 0 **Onsite Parking:** 10
Estimated Age: 0 **Parking Fee/Mo:** \$ 0
Open House:




Directions: From Friendship: Hwy 13 N, To Property On Left.

| Unit: | Lease Type: | Lse Exp Date: | Renew Op: | Annual Base Rent: | Annual Rent/SqFt: | Other Fees/SqFt: | Gross SqFt: |
|-------|-------------|---------------|-----------|-------------------|-------------------|------------------|-------------|
| 1 | 0 | 0 | No | \$ 0 | \$ 0.00 | \$ 0 | 2500 |
| 2 | | | | \$ | \$ | \$ | |
| 3 | | | | \$ | \$ | \$ | |

| | | |
|---------------------------------|--|--|
| Gross Op Inc: \$ 0 | Zoning: Commer | Street Frontage: 608 |
| Gross Sales: \$ | Lot Size: 1.8 Acres | # Loading Docks: |
| Gr Rental Inc: \$ | Vacancy: % | Land Assess: \$ 30,700 |
| Ann Op Exp: \$ 0 | PerPropTax: \$ Year: | Improvements: \$ 80,100 |
| Net Op Inc: \$ 0 | Inc/ExpYr: 0 | Total Assess: \$ 110,800 / 2007 |
| Parcel #: 024-00303-0000 | Inventory: \$ | Net Taxes: \$ 1976 / 2007 |
| Owner: | Legal: Pt SW1/4 SE1/4 Tract 5 Micro Metes & Bou | |

| | | |
|---|--|---|
| Type: Gas station | Roof: Composition | Tenant Pays: N/A |
| | Water/Sewr: Well, Non-Municipal/Prvt dispos | |
| | Heat/Cool: Window/wall AC | |
| Location: Residential area, Corner, Near Major Highway | Fuel: Liquid propane | Lease Type: None |
| | Parking: 6-10 spaces, Offsite, Onsite, Gravel | Exchange: N/A |
| Present Use: Gas station, Living quarters | Seating: N/A | Features: Private Restrooms, Residential unit (s), Outside storage |
| | Licenses: None | |
| Exterior: Wood | Sale Inc: Some equipment | Misc: N/A |
| | | Terms: Other |
| Bldg Frame: Wood frame | Docs on File: Property Condition Report | Occupancy: Owner, At closing |

Here's that perfect business opportunity that you've been waiting for. Own your own high traffic commercial business on a state highway! Grab this investment opportunity while you still can! It's a gas station/sandwich deli with an attached 3 bedroom home! Complete your life with a profitable Central Wisconsin business. This place is filled with opportunities galore! Live in the home or rent it out for even more income!

Occupied, Contact Office For Showing Instructions!

| | |
|--|--|
| List Agent: Mark Gee (608) 339-8030 | List Date: 8/13/2008 |
| mark@thelandman.net | Expiration Date: 8/13/2009 |
| List Office: Landman Realty LLC (608) 339-8030 | SubAgent Comm: 4 |
| PO Box 167 Fax # (608) 339-8035 | BuyerAgent Comm: 4 |
| Friendship WI 53934 0167 | |
| Sale Agent: | Sub to Policy Ltr: No |
| Sale Office: | Variable Comm: No Limited Service: No |
| Sold Price: | Named Exceptions: No Exclusive Agency: Yes |
| PendingDate: | Licensee Interest: No Multiple Rep: No |
| Pts Pd/SlrCr: | |
| Closing Date: | |
| Financing: | |
| Days On Mkt: 2 | |

Buyer to verify this information as provided by seller, listing broker & other parties. Equal housing opportunity listing. SCWMLS

1385 HWY 13

\$229,900

[1532644](#)

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