

**Landman Realty LLC**  
**608-339-8030**



Address: **1866 Hwy 13**  
**Friendship, WI 53934**

List Price: **\$110,000**  
 Listing #: **2016248**

Status: **Active**  
 MLS Area: **Adams**

**16 Acre Commercial Site W/ Offices & Garage**

Comments: **This 16 acre commercial site is on Highway 13 in a very high traffic area. The property is close to Highway 21 & 13, being one of the busiest intersections in the state. The building has auto bays, vehicle lift, offices, parts room, waiting area, and lots of storage. There is a open field behind the building, fenced in, that makes this property versatile for almost any type of business. Central Wisconsin, Adams County is up and coming with several large fishing lakes in the area, Wisconsin Dells 35 minutes North, and ATV trails in the area nearby. From Adams: Hwy 13 N, Property on E 2 miles S of Hwy 21.**

Commercial Information		Commercial Features
Business Type: <b>Other</b>	Building for Sale: <b>Yes</b>	<b>high traffic location</b> <b>highway access</b> <b>inside storage</b>
Business For Sale: <b>No</b>	Year Built:	
Trade/Exchange:	Rent As Is: <b>No</b>	
Inventory Included:	Occupancy: <b>Vacant</b>	
Fixed Equipment:	Stories: <b>1</b>	
Space for Lease: <b>No</b>	Ceiling Height:	
Exterior: <b>Block</b>	Building Sq Ft:	
Roof Type: <b>Metal</b>	SqFt Down:	
Heat Type: <b>Forced Air</b>	SqFt Main: <b>3,235</b>	
AC Type: <b>Window</b>	SqFt 2nd Level:	
Off-Street Pkng: <b>25</b>	SqFt 3rd Level:	
Garage Spaces:	SqFt 4th Level:	
Ovhd Door Height:	Land SqFt:	
Dock: <b>No</b>	Land Asmnt:	
Elevator: <b>No</b>	Bldg Asmnt:	
Sprinkler: <b>No</b>	Rental per Ft, Net:	
Mortgage Balance:	Rntl per Ft, Gross:	
1st Mortgage Holder:	Permits Req:	
Pncp & Int Payment:	Env Srvy:	
Interest Rate:	Soil Test: <b>No</b>	
Sched Operating Income: Actual:	Cash Flow Statement Avail:	
Operating Expense: Actual:	Annual Property Oper Data Avail:	
Vacany/Loss: Actual:	Income Operating Data Available:	
Net Operating Income: Actual:		

**Property Information**

Est Acres: **16.40**  
 Lot Size:  
 Frontage Ft:  
 Depth Ft:

Gross Taxes: **1675**  
 Tax Class:  
 Tax Yr: **2007**  
 Assessments:

Elem School: **Adams**  
 JH/Mdl School: **Adams**  
 Sr High School: **Adams**

Water Type: **Private Well**  
 Sewer Type: **Septic**  
 Fuel Type: **Oil**

Lake Name:  
 S-T-R: **32 - 18 - 6**

Flood: **Not Required**  
 Zoning: **Commercial**

Possession: **DOC**  
 Terms:

Plat:  
 Parcel: **024-01070**

Township: **(T) Preston**  
 Assessed Value:

Latitude:  
 Longitude:

Legal Description: **Pt N/E 1/4 S/W 1/4 EX CSM's 1403 & 4118**

**Property Features**

**No Mobile Homes Allowed**  
**Paved Road Frontage**

**Pictures**

