



1952088 **Active** **Business/Comm** **Price: \$429,900**
(if lease only = annual lease amount)

3856 Northview Dr # **Town** Jamestown G22
Hazel Green WI 53811 **County:** Grant

Trade Name: **Units in Bldg: 8**

RE For Sale: Yes **Ann Rent/SqFt:** \$
Bus for Sale: No **Bldg Gross SqFt:** 17,062 *Appraiser*
Lease Only: No **Net Leasable SF:** 17,062
of Stories: 1 **Onsite Parking:** yes
Bldg Dim: varies **Parking Fee/Mo:** \$ 0
Year Built: 1970 *Appraiser* **Open House:**

[Schedule a Showing](#) **Show Date:**

Hwy 151 to Badger Road to Northview Drive

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	month	monthly		\$ 7200	\$ 0.00	\$	0
2				\$ 7200	\$	\$	
3	monthly			\$ 5400	\$	\$	

Gross Op Inc: \$ 0 0 **Est Acres:** 2.0900 *Assessor* **Land Assess:** \$ 46,800
Ann Op Exp: \$ 0 **Lot Dim:** **Improvements:** \$ 174,800
Net Op Inc: \$ 0 **Street Front:** 175 **# Loading Docks:** **Total Assess:** \$ 221,600 / 2023
Zoning: G2 and G1 **Ceiling Hgt Min:** 8 **Max:** 18 **Net Taxes:** \$ 3,555 / 2022
Parcel #: 026-01201-0000 **Industrial Park:** **Owner:** Maryville Construction Co

Included: Walk in cooler in outdoor shed

Excluded: Sellers personal property.

Type	Retail, Office, Service, Wholesale, Manufacturing, Warehouse, Industrial, Recreation, Automotive, Grocery, School, Church, Day care, Beauty/barber, Apartment building, Other, Self storage	Building Parking	Paved
Location	Near Major Highway	Basement	Poured concrete foundatn, Block foundation
Present Use	Office, Apartment building, Other	Licenses	None
Exterior	Brick, Steel, Block	Sale Includes	Other
Roofing	Composition, Metal, Rubber/membrane	Documents on File	Property Condition Report
Heating	Forced air, Central air	Lease Type	Month to month
/Cooling		Tenant Pays	No expenses
Fuel	Natural gas	Miscellaneous	Internet - Satellite/Dish
Water/Waste	Municipal water, Municipal sewer		
Features	Inside storage, Outside storage		

Opportunity for many different uses in this commercial building with 3 residential, 1 bedroom, rental apartments for added income. Property is in an excellent location in the southernmost area of WI and with quick access to Hwy 151. This property sits on over 2 acres with offices, residential rental units, work shop, garages, covered storage areas and more. Will make a great place for that business or as a investment building. Building sizes are approximate and are as follows- 2226 sq ft office, 410 sq ft storage, 880 sq ft garage, 3 apartments at 2268 sq ft, attached pole building 5518 sq ft, and a 900 sq ft attached heated pole building. Basement-896 sq ft and 1024 sq ft. 2 detached open front storage buildings-2100 sq ft and 840 sq ft. Building age range from 1970-2005.

1-RP with initials CL. 2 parcels with this sale-other is #026-01187-0020. Comelec for internet. Municipal water and sewer. Measurements are estimated and buyer to verify if deemed important. 48 hours min notice to show apartments. Owner paying for tenants utilities. Rent has not been increased for many years. Walk in cooler included. Will need Sentrilock code for entry.

ListAgt: Troy Timmerman	85370-94	CoList:	List Date: 3/21/2023	Expire Date: 9/21/2023
Pref: 608-778-8224			Subagent Comm: 0%	Electronic Consent: Yes
troy@remaxdub.com			BuyerAgent Comm: 2.5%	Exclusive Agency: No
RE/MAX Advantage Realty			DOM: 22 CDOM: 22	Licensee Interest: No
Off: 563-588-3078 Fax #: 563-588-1799			AO Date:	Limited Service: No
4029 Pennsylvania Ave			Closing Date:	Multiple Rep: Yes
Dubuque IA 52002-2232			Financing:	Named Exceptions: Yes
Sale Agent:	Sold Price:	Sale Factors:	Competing Offers:	Policy Letter:
	Concessions:	Variable Comm: Yes		

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2023 SCWMLS **Orig MLS:** South Central WI

3856 Northview Dr

\$429,900

1952088

Printed By:Troy Timmerman

04/12/2023 02:06 PM

Not for Public Distribution