

Commercial/Industrial
1590913Incomplete
Recent:

321 W Prairie View Rd
Chippewa Falls, WI 54729



Type: **RE Only**
Lot Size: **0 x 0 x**

Acreage: **5.31**
Taxes/Yr: **\$44,974.99 / 2024**
Tax ID: **22808-1811-71173001A**
Addtl Tax IDs: **22808-1811-71173001B**
Water: **Municipal**
Sewer: **Municipal**
Serv Amps:
3-Phase Power:
Sprinkler:

County: **Chippewa**
Area: **08 - Chippewa Falls**
Schl/City: **City of Chippewa Falls**
Municipality:
Building Dim:
Apx Fin AG: **35,120**
Apx Fin BG: **0**
Apx Fin SqFt: **35,120**
Parking Area:
Terms:
Waterfront: **No**

School District: **Chippewa Falls Area Unified**
Other Buildings:

Sidewall Ht:
Current Occupant:

Restrictive Cov:
Common:

Water Front Type:
Lake/River Name:
Lake Size:
Waterfront Elevation:

Water Front Ft:
WtrFrnt Access:
Water View:
RoadBtwWtrfrnt:

Seasons:
Lake Depth:
Slope:

Sub-Type: **Manufacturing/Warehouse, Office/Manufacturing, Office/Warehouse, Retail/Warehouse**
Exterior Feat: **Lighting, Pole Sign, Other-See Remarks**
Interior Feat: **Carpeting, Handicap Access, Inside Storage, Restrooms-Handicap**

Basement: **None**
Heating: **Forced Air, Radiant, Other-See Remarks**
Fuel Source: **Natural Gas**
Occupancy: **At Closing, Immediate, Negotiable, Tenants Rights**
Showing: **Lockbox-Combination, UseShowingTime**
Internet:

Cooling: **Central**
Foundation: **Block, Poured**
Exterior Const: **Cement, Steel**
Roads: **Asphalt**
Zoning: **Commercial**

Directions: **Business Hwy 53/Hwy 124 to South on Woodward Ave., West on Prairie View Rd. to the property on the left.**
Remarks: **Beautiful dealership property on a generous 5.31 Acre site along Business Hwy 53/Hwy 124. Main building is 31,556sf with a well-designed floorplan consisting of showroom, offices, parts/inventory, storage and shop space (23 service bays); 20-overhead doors, and a manual wash bay. Secondary building is 3,564sf with a 1-bay automatic carwash and 2 drive-through service bays. Versatile property that could work for many business types!**

Legal:

Condition Report: **Yes**

Seller Financing: **Yes**

Seller Fin Remarks:

Prepared By: The Raven Team

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Certs:



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