

**\$3,500,000
OR
\$19,000/MO NNN**



**ZONING: CCT
COMMERCIAL CORRIDOR TRANSITIONAL**

Amazing Location

Daily Traffic Count 17,000!
Approximately .5 Miles from
I-90 and Hwy 151.

Katie Lichtie
608--347-5525



PROPERTY FEATURES

- **BUILDING SIZE:**
 - **SALES OFFICE AREA 2,298 SF**
 - **SHOP AREA 2,923 SF**
 - **TOTAL 5,221 SF**
- **PARCEL SIZE: 3.26 ACRES**
- **2 PRIVATE OFFICE SPACES**
- **LARGE RECEPTION SPACE AND COUNTER**
- **3 PRIVATE BATHROOMS**
- **5 OVERHEAD DOORS 10'X10'**
- **RADIANT HEAT IN THE SHOP**
- **WASHER/DRYER HOOKUPS**
- **3 HYDRAULIC HOIST 10,000-15,000 LBS**
- **FLOOR DRAINS ACROSS ALL 5 BAYS**
- **POWER: 200 AMP, 3 PHASE, 120/280 V**
- **OUTDOOR ELECTRICITY ON LIGHT POLES**
- **ELECTRIC CAR CHARGING STATION**
- **FULLY ENCLOSED WITH BOLLARDS & SECURITY GATES**
- **MEZZANINE FOR UPPER STORAGE**
- **CAPACITY FOR 250 PLUS VEHICLES.**



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PROPERTY INFORMATION

This property is more than just a location—it is an opportunity waiting to be seized, ideal for launching or expanding an automotive business.

Just half a mile from I-90 and Highway 151, a prime commercial property is ready for a new chapter. Built in 2014, this 3.26-acre site is a dream come true for any automotive business. The 5,221 square foot building features a sleek 2,298 square foot sales office with two private offices, a large reception area, and three bathrooms.

In the 2,923-square-foot automotive shop, five 10' x 10' overhead doors led to a workspace equipped with three hydraulic hoists, radiant heat, and floor drains across all bays. The facility boasted 200 Amp power, washer/dryer hookups, and a mezzanine for upper storage

Complete with an electric car charging station and outdoor electricity on light poles. It is secured with bollards and gates. A massive paved lot that could accommodate over 250 vehicles. This property offers everything needed to thrive in the automotive industry—a perfect blend of modern design, efficiency, and prime location.

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DISCLOSURE TO CUSTOMERS

1 Prior to negotiating on your behalf, the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of
4 another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 ■ The duty to provide brokerage services to you fairly and honestly.
9 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
10 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it,
11 unless disclosure of the information is prohibited by law.
12 ■ The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 57-66).
14 ■ The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 24-40).
16 ■ The duty to safeguard trust funds and other property held by the Firm or its Agents.
17 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector.

22 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-
23 language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

24 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the Firm
25 or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want
26 to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular
27 information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer
28 providing brokerage services to you.

29 The following information is required to be disclosed by law:

30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 52-60).
31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report
32 on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list
34 that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other information
35 you consider to be confidential.

36 CONFIDENTIAL INFORMATION:

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

40 **THIS IS A DISCLOSURE AND DOES NOT CREATE A CONTRACT. THIS DISCLOSURE IS TO BE PROVIDED BY
41 AN AGENT ASSOCIATED WITH A LISTING FIRM OR WITH A SUBAGENT FIRM PROVIDING BROKERAGE
42 SERVICES TO A BUYER OR TENANT.**

43 FAIR HOUSING/ NON-DISCRIMINATION

44 The Firm and its agents agree that they will not discriminate based on race, color, sex, sexual orientation as defined in
45 Wisconsin Statutes § 111.32(13m), disability, religion, national origin, marital status, lawful source of income, age,
46 ancestry, family status, status as a victim of domestic abuse, sexual assault, or stalking, or in any other unlawful manner.

47 NOTICE ABOUT SEX OFFENDER REGISTRY

48 You may obtain information about the sex offender registry and persons registered with the registry by contacting the
49 Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

51 DEFINITIONS

52 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
 53 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party,
 54 that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects
 55 or would affect the party's decision about the terms of such a contract or agreement.

56 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
 57 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
 58 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
 59 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract
 60 or agreement made concerning the transaction.

61 COMPENSATION

62 **The Firm does not charge compensation to show homes to a customer under this disclosure.**

63 **Real estate commissions and compensation are not set by law and are fully negotiable. A firm may not represent
 64 that the firm's services are free or available at no cost to their clients, unless they receive no financial
 65 compensation from any source for those services.**

66 **The Firm may receive compensation from the listing firm as an agent working with a buyer as customer in the
 67 purchase of a property.**

68 ACKNOWLEDGMENT

69 **Wisconsin law requires the Firm to request the customer's signed acknowledgment that the customer has
 70 received a copy of this written disclosure statement if the Firm will provide brokerage services related to real
 71 estate primarily intended for use as a residential property containing one to 4 dwelling units.**

72 **SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY CONTRACTUAL OBLIGATIONS
 73 FOR EITHER THE CUSTOMER OR THE FIRM.**

74 **By signing and dating below I /we acknowledge receipt of a copy of this disclosure.**

75 (x) _____
 76 Customer Signature ▲ Print Name ▲ Date ▲

77 (x) _____
 78 Customer Signature ▲ Print Name ▲ Date ▲

79 (x) _____
 80 Agent for Firm ▲ Print Name ▶ Firm Name ▲ Date ▲