

3000 S BLACK RIVER ST

SPARTA, WISCONSIN 54656

+/- 2.02 AC | LEASE/BUILD-TO-SUIT | FOR SALE: \$275,000



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors



**CUSHMAN &
WAKEFIELD**

BOERKE

DISCLAIMER

Cushman & Wakefield Iowa Commercial Advisors in conjunction with Cushman & Wakefield Boerke ("Broker") has retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you will be asked to provide financial references. The eventual purchaser will be chosen based upon assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for acquisition of the Property. The Material is not to be copied and/or used for any other purpose or be made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by Seller or its affiliates. Seller includes a licensed real estate agent in the State of Iowa. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or offices, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, expressed or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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3000 S BLACK RIVER ST

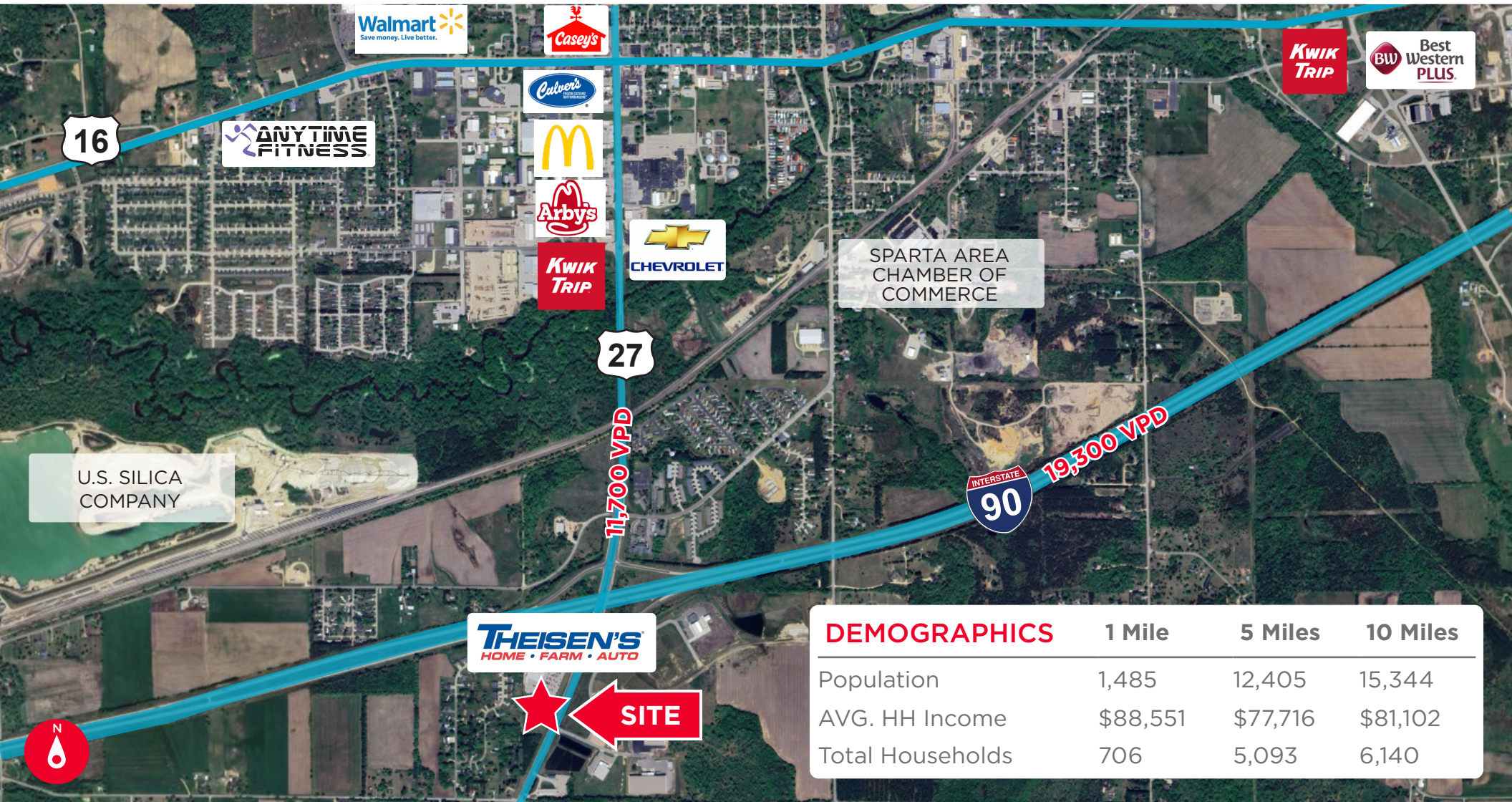
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- +/- 2.02 acres available for sale or lease/build-to-suit
- Close proximity to Theisen's Home Farm & Auto of Sparta
- Located along heavily trafficked S Black River St (WI-27)
- Within 5 minutes of I-90
- Nearby businesses include: Theisen's Home Farm & Auto, Brooks Tractor Supply, Max Building Solutions, Martin Warehousing, AMS Micromedical, and



AERIAL



DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Population	1,485	12,405	15,344
AVG. HH Income	\$88,551	\$77,716	\$81,102
Total Households	706	5,093	6,140

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