



**Property Type:** Comm/Industrial  
**Status:** Active  
**Taxes:** \$7,756  
**County:** Walworth  
**Seller Offers Concessions:**

**List Price:** \$1,600,000  
**Tax Key:** NA118800001  
**Addtl Tax Keys:** NA118800002  
**For Sale/Lease:** For Sale Only  
**Est. Acreage:** 1.6  
**Tax Year:** 2023  
**Days On Market:** 6

**Est. Total Sq. Ft.:** 17,475  
**Flood Plain:** No  
**Occ. Permit Required:**  
**Zoning:** M-1

**Est. Year Built:** 1978  
**Year Established:**  
**Parking:** 30  
**Occupied:** Y

**Bus/Com/Ind:** Commercial  
**Name of Business:**  
**Industrial Park Name:**  
**Lease Amount:** \$ /  
**Avg Rent/SqFt:** \$0

**Sched. Gross Income:** \$161,820  
**Gross Operating Inc:** \$161,820  
**Net Operating Income:** \$143,817  
**Total Operating Exp:** \$18,003  
**Vacancy Allowance:** \$

**Directions:** Hwy 120 to Madaus St to Crest Dr  
**Coordinates:**

<b>Type Commercial:</b>	Storage; Other	<b>Heating/Cooling:</b>	Natural Gas; Central Air; Wall/Sleeve Air; Forced Air; Indiv. Heating Units
<b>Type of Business:</b>	Other	<b>Water/Waste:</b>	Private Well; Septic System
<b>Location:</b>	Industrial Park	<b>Municipality:</b>	Town
<b># of Stories:</b>	1	<b>Miscellaneous:</b>	Fixtures; 220 Volt Power; Security Lighting
<b>Proximity to HWY:</b>	0-1 Miles	<b>Occupied:</b>	Under 10% Vacant
<b>Road Frontage:</b>	Town/City Road; Paved Road; Paved Lot	<b>Basement:</b>	None
<b>Exterior:</b>	Steel	<b>Expenses Include:</b>	Legal; Accounting; Insurance; Taxes-Pers. Property; Utilities
<b>Roofing:</b>	Metal	<b>Sale Includes:</b>	Real Estate
<b>Avg Ceiling Height:</b>	11'-15'; 16'-20'; 21'-30'	<b>Documents:</b>	Listing Contract; Seller Condition
<b>Truck Door Height:</b>	9'-12'; 13'-15'	<b>Occupancy:</b>	See Listing Broker

**Remarks:** Presenting a unique investment opportunity with four fully leased, multi-unit buildings just outside Lake Geneva. This property includes 18 storage units, two expansive 4,000 sq. ft. spaces, and an additional 1,200 sq. ft. office area. All buildings are well-maintained, with significant updates completed in 2019, including new roofs, windows, siding, HVAC, and lighting. For detailed information on building specifics, rent rolls, and expenses, please contact the listing broker directly.

**Showing Information:** Use Aligned Showing. Notice needed through listing agent

**Exclusions:** Tenants Personal Property

**Excl. Agency Contract:** N

**Broker Owned:** N

**Electronic Consent:** Yes

**Listing Date:** 11/06/2024

**Limited/Unserviced:** No

**Named Prospects:** N

**Expiration Date:** 04/04/2025

**Listing Office:** Berkshire Hathaway Starck Real Estate: RWS1  
**Ph:** 262-273-4500  
**Fax:**  
**URL:** <http://www.starckre.com>

**Listing Agent:** Mark W Larkin : 16504  
**Ph:** 262-853-5576 **Cell:** 262-853-5576  
**Fax:**  
**Email:** [mlarkin@starckre.com](mailto:mlarkin@starckre.com)

**LA Address:** Lake Geneva, WI 53147  
**LO License #:** 937193-91  
**LA License #:** 56548-90

Full Report  
Property Location : 2493 Crest Dr

Owner:

Ac Meisner Investments Llc  
Po Box 583  
Williams Bay, WI 53191

Owner Occupied:  
Property Address:  
2493 Crest Dr  
Lyons, WI 53147-3618

County: Walworth  
Taxed by: Town Of Lyons  
Taxkey # NA118800001

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2023	Commercial	\$ 65,600	\$ 327,600	\$ 393,200	0.000	0.800	0.793106567
2022	Commercial	\$ 65,600	\$ 327,600	\$ 393,200	39.879	0.800	0.959918968
2021	Commercial	\$ 65,600	\$ 215,500	\$ 281,100	0.000	0.800	0.765172431
2020	Commercial	\$ 65,600	\$ 215,500	\$ 281,100	0.000	0.800	0.814345826
2019	Commercial	\$ 65,600	\$ 215,500	\$ 281,100	0.000	0.800	0.851335486
2018	Commercial	\$ 65,600	\$ 215,500	\$ 281,100	0.000	0.800	0.918052705
2017	Commercial	\$ 65,600	\$ 215,500	\$ 281,100	0.000	0.800	0.961843469
2016	Commercial	\$ 65,600	\$ 215,500	\$ 281,100	0.000	0.800	0.993052264
2015	Mercantile	\$ 65,600	\$ 215,500	\$ 281,100	0.000	0.800	0.979795421

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2023	\$4,732.91	\$64.61		\$4,668.30				\$4,668.30
2022	\$4,488.47	\$67.63		\$4,420.84				\$4,420.84
2021	\$4,547.70	\$68.05		\$4,479.65				\$4,479.65
2020	\$4,560.12	\$68.74		\$4,491.38				\$4,491.38
2019	\$4,688.09	\$75.11		\$4,612.98				\$4,612.98
2018	\$4,559.26	\$79.18		\$4,480.08				\$4,480.08
2017	\$4,581.77	\$80.27		\$4,501.50				\$4,501.50
2016	\$4,649.72	\$80.38		\$4,569.34				\$4,569.34
2015	\$4,862.16	\$81.21		\$4,780.95				\$4,780.95

Assessor

Building Square Feet :	Year Built :	Township :
Bedrooms :	Year Remodeled :	Range :
Full Baths :	Effective Year Built :	Section :
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District :	2885 Lake Geneva J1
Zoning :	Historic Designation :	

Legal Description

Lot 1 Cert Survey No. 1188 As Recorded In Vol 5 Cs Pg 262 Wcr. W 1/2 Se 1/4 Sec 19 T2N R18E. .80 A. Omits NIP-5

Sales

Conveyance Date :	10/3/2023	Date Recorded :	10/4/2023	Value/Sale Price :	\$ 410,000.00
Grantor Name :	Trillium Group Llc			Transfer Fee :	\$ 1,230.00
Grantee Name :	Ac Meisner Investments, Llc			Document# :	1085461
Conveyance Instrument :	Warranty / Condo Deed	Conveyance Type :		Sale Or Land Contract	
Conveyance Date :	11/15/2002	Date Recorded :	11/21/2002	Value/Sale Price :	
Grantor Name :	Stephan Vernon W Trust Stephan Nancy J Trust			Transfer Fee :	
Grantee Name :	Trillium Group			Document# :	532786
Conveyance Instrument :	Land Contract	Conveyance Type :			
Conveyance Date :	11/15/2002	Date Recorded :	11/21/2002	Value/Sale Price :	\$ 265,000.00
Grantor Name :	Stephan Vernon W Trust Stephan Nancy J Trust			Transfer Fee :	\$ 795.00
Grantee Name :	Trillium Group			Document# :	532786
Conveyance Instrument :	Land Contract	Conveyance Type :			
Conveyance Date :	10/6/1999	Date Recorded :	10/13/1999	Value/Sale Price :	
Grantor Name :	Stephan Vernon W Stephan Nancy J			Transfer Fee :	

Grantee Name :	Stephan Vernon W Trust Stephan Nancy J Trust	Document# :	428793
Conveyance Instrument : Quit Claim Deed		Conveyance Type :	
Conveyance Date :	Date Recorded :	10/13/1999	Value/Sale Price :
Grantor Name :	Stephan Vernon W & Nancy	Transfer Fee :	
Grantee Name :	Stephan Vernon W & Nancy Trust	Document# :	428793000
Conveyance Instrument : Quit Claim Deed		Conveyance Type :	
Conveyance Date :	Date Recorded :	1/30/1978	Value/Sale Price : \$ 12,500.00
Grantor Name :	Jacobs Thomas C	Transfer Fee :	\$ 12.50
Grantee Name :	Stephan Vern W	Document# :	028562000
Conveyance Instrument : Warranty / Condo Deed		Conveyance Type :	
Conveyance Date :	Date Recorded :	1/30/1978	Value/Sale Price : \$ 3,000.00
Grantor Name :	Madaus Everett J	Transfer Fee :	\$ 3.00
Grantee Name :	Jacobs Thomas C	Document# :	028561000
Conveyance Instrument : Warranty / Condo Deed		Conveyance Type :	
Conveyance Date :	Date Recorded :	9/13/1977	Value/Sale Price :
Grantor Name :	Jacobs Thomas C	Transfer Fee :	
Grantee Name :	Stephan Vern W	Document# :	022880000
Conveyance Instrument : Land Contract		Conveyance Type :	

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2024 by Multiple Listing Service, Inc. See [copyright notice](#). Prepared by Berkshire Hathaway Starck Real Estate on Monday, November 11, 2024 9:46 AM.