

# THE DAN STACEY TEAM

**Contact Info:**

**Dan Stacey, The Dan Stacey Team**  
 RE/MAX Results  
 3210 State Road  
 La Crosse, WI 54601  
 Phone: 608-781-2232  
 Cell: 608-769-2326  
 Fax:  
 Email: [dan@danstaceyteam.com](mailto:dan@danstaceyteam.com)  
 Web: <http://www.danstaceyteam.com>

**Property Info:**

**\$1,600,000**  
**507 4th St S**  
**La Crosse, Wisconsin 54601**  
**Taxed by City of La Crosse**  
 MLS #: 1898756  
 Property Type: Comm/Industrial  
 For Sale/Lease: For Sale Only  
 Taxes: \$5,900 / 2023  
**Business Name:**  
 Est. Total Sq. Ft: 5,000  
**Avg Ceiling Height:** Less than 8'; 8'-10'; 11'-15'  
**Truck Door Height:** 9'-12'  
**Est. Year Built:** 1950  
**Parking:** 50  
**Miscellaneous:** Security Equipment; Sprinkler System; Fixtures; Display Window; Rest Rooms; Inside Storage; Outside Storage; Handicap Access; Handicap Equipped; Security Lighting; Office(s); Other

**Directions:**

HIGH PROFILE DOWNTOWN CORNER IN LA CROSSE; CORNER 4TH AND CASS. BETWEEN CASS-CAMERON, HIGHLY VISIBLE CORNER AT BASE OF BRIDGE FROM WEST SIDE OF MISSISSIPPI RIVER TO DOWNTOWN LA CROSSE!



**Business Info:**

**Lease Amount:** \$ /  
**Lease Expiration:**  
**Avg Rent/Sq. Ft:** \$0  
**Expenses Include:** None  
**Vacancy Allowance:** \$

**Scheduled Gross Income:** \$0  
**Gross Operating Income:** \$0  
**Total Operating Exp:** \$0  
**Net Operating Income:** \$0

**Remarks:**

YOUR BUSINESS WILL NOT GET MISSED ON THIS HIGH PROFILE 3/4 ACRE (+/-) DOWNTOWN CORNER IN THRIVING LA CROSSE BUSINESS DISTRICT! PLENTY OF DRIVE BY TRAFFIC/ VISIBILITY, CONVENIENT LOCATION FOR CUSTOMERS, EASY ACCESS TO INTERSTATE/ COMMERCE HUB, PLENTY OF PARKING/BUILDABLE SPACE. THERE IS AN EXISTING FUNCTIONAL 5000 SF BRICK BUILDING ON THE .71 ACRE SITE. BUILD OUT TO SUIT YOU AND YOUR VALUED CUSTOMERS NEEDS! SUPER LOCATION; LOCATED AT THE BASE OF THE MISSISSIPPI BRIDGE FROM WEST TO GREET YOUR MINNESOTA CLIENTS & EASY ACCESS FOR YOUR COULEE REGION CLIENTS. BRING YOUR IDEAS, YOU CAN NOT FIND ACREAGE OF THIS SIZE IN A LOCATION LIKE THIS!

**Listing Agent Info:**

**Listing Office:** RE/MAX  
 Results: 505801  
 608-781-7629  
 608-781-7577

**Listing Agent:** Dan Stacey : 3210 State Road  
 156200 La Crosse, WI 54601  
 608-781-2232 608-769-2326  
[dan@danstaceyteam.com](mailto:dan@danstaceyteam.com)

<https://results.net/>

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