

ALL FIELDS CUSTOMIZABLE



MLS # 22504515
Class Commercial/Industrial
Type Real Estate For Sale
Area Medford
Asking Price \$379,900
Address 233 S 8TH STREET
City Medford
State WI
Zip 54451-0000
Municipality Medford, City of
Status Active

Sale/Rent For Sale
Present Use Business
Building Sq Ft 2001-5000
Land Sq Ft 20001-50000
of Buildings 1
Number of Units 2
Zoning Commercial



GENERAL

| | | | |
|-----------------------------------------------|---------------------------------------|-------------------------------------------------|-------------------------------|
| Agent - Agent Name | KEITH RYBACKI | Listing Office 1 - Office Name and Phone | eXp Realty, LLC - Office: 866 |
| Agent - Phone Number | Phone: 715-571-0479 | | -848-6990 |
| Agent - License ID | 87241-94 | Listing Office 1 - License ID | 937825-91 |
| Listing Agent 2 - Agent Name and Phone | JACOB MIZGALSKI - Phone: 715-470-4402 | Listing Office 2 - Office Name and Phone | eXp Realty, LLC - Office: 866 |
| Listing Agent 2 - License ID | 87857-94 | Listing Office 2 - License ID | 937825-91 |
| Total Sq Ft | 3876 | EXA: Y/N | N |
| Number of Acres | 0.57 | EXC: Y/N | N |
| County | Taylor County | Age | 50 |
| Tax Amount | 5716.03 | Year Built | 1975 |
| Tax PIN # | 251-00938-0001 | Occupancy % | 50.00 |
| Tax Year | 2024 | Limited Service | No |
| Annual Rent | 20,280.0 | Associated Document Count | 5 |
| Parking | 25-30 Spots | VOW Include | Yes |
| # of Stories | 1 | VOW Address | Yes |
| # of Overhead Doors | 1 | VOW Comment | Yes |
| # of Entry Doors | 3 | VOW AVM | Yes |
| Listing Date | 9/21/2025 | Days On Market | 2 |
| Update Date | 9/21/2025 | Cumulative DOM | 2 |
| Status Date | 9/21/2025 | IDX Include | Yes |
| HotSheet Date | 9/21/2025 | | |
| Price Date | 9/21/2025 | | |
| Input Date | 9/21/2025 9:29 AM | | |
| General Date | 9/21/2025 | | |
| Listing Is Primary In | Central | | |

FEATURES

| CONSTRUCTION | FUEL TYPE | LOCATION | LEASE TYPE |
|---------------------|------------------------|---------------------------|----------------------------------|
| Brick | Natural Gas | Business District | Month to Month |
| Vinyl | | Free Standing | |
| Wood | | Near Major Highway | |
| ROOF | MISCELLANEOUS | WATER/WASTE | TENANT PAYS |
| Shingle | Gas Hot Water Heater | Municipal Water | Heat |
| OCCUPANT | Utility Separate Meter | Municipal Sewer | Air Conditioning |
| Vacant | Inside Storage | | Electric |
| Month-to-Month | Outside Storage | | Water |
| Owner Occupied | Shelving | | Sewer |
| PARKING | High Traffic Location | POSSIBLE USE | ELECTRICAL/COMMUNICATIONS |
| Attached | High Visibility | Retail | 200 AMP |
| Blacktop/Asphalt | Highway Access | Restaurant/Bar | |
| Insulated Garage | Landscaped | Office | |
| 11-25spaces | Garage Door Opener | Business | ZONING |
| | Public Rest Room | Special Purpose | Commercial |
| HEAT TYPE | Reception Area | Specialty/Gift Shop | BASEMENT |
| Forced Air | Signage Available | | None / Slab |
| | Smoke Detectors | DOCUMENTS ON FILE | |
| | | Property Condition Report | |

FINANCIAL

Directions HWY 13 to property

Original Price \$379,900

REMARKS

Remarks

Location, location, location!! In the heart of the Medford business district, on heavily traveled Hwy 13 sits a rare opportunity to invest in your own commercial building, future business, or could be a fantastic investment opportunity with the potential of two leases/two rent rolls under one roof. Attractive vinyl sided building with brick accent front gives this building nice curb appeal on Hwy 13. Front portion of building is approx. 2000 Sq ft and is occupied with an active business. Verbal rent amount is \$1690.00 for current tenant, set up on month to month payment schedule. Tenant pays all utilities. This side includes large lobby entrance (30x12) with four extra rooms/offices, two storage rooms and bathroom. Side section of the building with separate entrance and garage access, approx. 2000 Sq Ft is not occupied at this time. This side includes large lobby entrance, main area (30x25), three additional rooms, bathroom and direct access to large attached garage (642 Sq Ft) with 10' garage door and extra storage room. (144 Sq Ft)

Agent to Agent Remarks All showings for front side with current active tenant can only be viewed on Monday or Thursday with agent present. The walk-through will be accompanied by office manager. (9am-3pm) The vacant side has lock box/key and can be shown anytime with scheduled appt.

ADDITIONAL REMARKS

Additional Remarks Additional Info: separate metered sides, each side contains its own furnace, A/C unit, Hot Water heater, and 200 amp service panel. Separate entrances for front and side section, approx 25-30 parking spots, Prime sign included, highly visible location on Hwy 13, in prime business district.

ADDITIONAL PICTURES







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