

ALL FIELDS CUSTOMIZABLE



MLS #	22504515	Sale/Rent	For Sale
Class	Commercial/Industrial	Present Use	Business
Type	Real Estate For Sale	Building Sq Ft	2001-5000
Area	Medford	Land Sq Ft	20001-50000
Asking Price	\$379,900	# of Buildings	1
Address	233 S 8TH STREET	Number of Units	2
City	Medford	Zoning	Commercial
State	WI		
Zip	54451-0000		
Municipality	Medford, City of		
Status	Active		



GENERAL

Agent - Agent Name	KEITH RYBACKI	Listing Office 1 - Office Name and Phone	eXp Realty, LLC - Office: 866-848-6990
Agent - Phone Number	Phone: 715-571-0479	Listing Office 1 - License ID	937825-91
Agent - License ID	87241-94	Listing Office 2 - Office Name and Phone	eXp Realty, LLC - Office: 866-848-6990
Listing Agent 2 - Agent Name and Phone	JACOB MIZGALSKI - Phone: 715-470-4402	Listing Office 2 - License ID	937825-91
Listing Agent 2 - License ID	87857-94	EXA: Y/N	N
Total Sq Ft	3876	EXC: Y/N	N
Number of Acres	0.57	Age	50
County	Taylor County	Year Built	1975
Tax Amount	5716.03	Occupancy %	50.00
Tax PIN #	251-00938-0001	Limited Service	No
Tax Year	2024	Associated Document Count	5
Annual Rent	20,280.0	VOW Include	Yes
Parking	25-30 Spots	VOW Address	Yes
# of Stories	1	VOW Comment	Yes
# of Overhead Doors	1	VOW AVM	Yes
# of Entry Doors	3	Days On Market	2
Listing Date	9/21/2025	Cumulative DOM	2
Update Date	9/21/2025	IDX Include	Yes
Status Date	9/21/2025		
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	COOLING	Free Standing	TENANT PAYS
Wood	Central	Near Major Highway	Heat
ROOF	MISCELLANEOUS	WATER/WASTE	Air Conditioning
Shingle	Gas Hot Water Heater	Municipal Water	Electric
OCCUPANT	Utility Separate Meter	Municipal Sewer	Water
Vacant	Inside Storage	POSSIBLE USE	Sewer
Month-to-Month	Outside Storage	Retail	ELECTRICAL/COMMUNICATIONS
Owner Occupied	Shelving	Restaurant/Bar	200 AMP
PARKING	High Traffic Location	Office	ZONING
Attached	High Visibility	Business	Commercial
Blacktop/Asphalt	Highway Access	Special Purpose	BASEMENT
Insulated Garage	Landscaped	Specialty/Gift Shop	None / Slab
11-25spaces	Garage Door Opener	DOCUMENTS ON FILE	
HEAT TYPE	Public Rest Room	Property Condition Report	
Forced Air	Reception Area		
	Signage Available		
	Smoke Detectors		

FINANCIAL

Directions	HWY 13 to property	Original Price	\$379,900
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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)

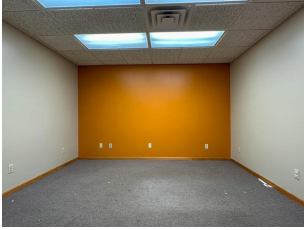
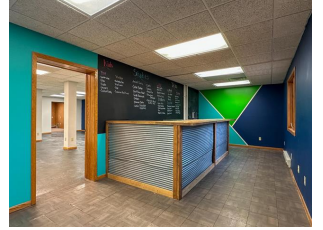
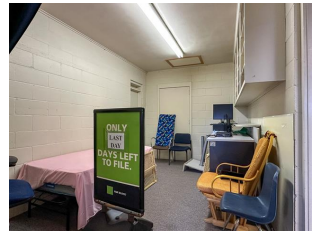
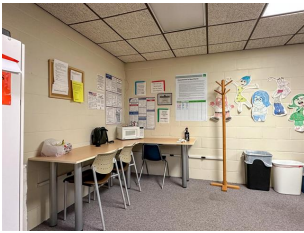
Agent to Agent Remarks All showings for front side with current active tenant can only be viewed on Monday or Thursday with agent present. The walk-through will be accompanied by office manager. (9am-3pm) The vacant side has lock box/key and can be shown anytime with scheduled appt.

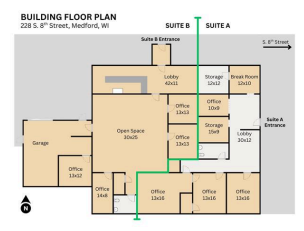
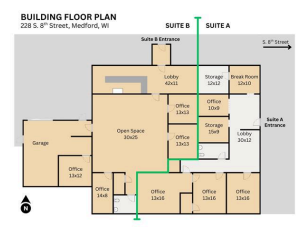
ADDITIONAL REMARKS

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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