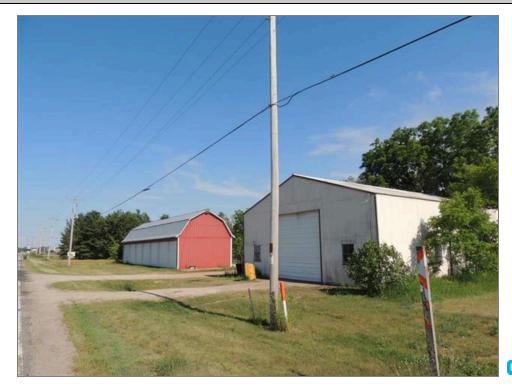
## **E5599 COUNTY ROAD AA**

\$234,900









## City of Weyauwega, WI 54983

## **Property Information**

Class Commercial
MLS # 50241759
Lease Price per SqFt.
Lease Price-Net/Gross
Status Active-No Offer
Type For Sale Real Estate
County Waupaca
School-District Weyauwega-Fremont

School-District Weyauwega-Fremont City (Mailing) WEYAUWEGA Industrial Park Name

Restrictive Covenant(s) No Tax Net Amt \$1,501.51

Building SQFT

Src Bld SF Assessor/Public Record

4.568

IncPrdFarm EstManuSF

Est Office SQFT
EstWrhsSF
# Public Restrooms
# Private Restrooms

Acres Est 3.00

Source-Acre Assessor/Public Record

Zoning Commercial

COMMERCIAL TYPE Automotive, Manufacturing, Mini

/Self Storage, Service

**EXTERIOR MAIN BUILDING** Aluminum/Steel

FOUNDATION Slab
HEATING/COOLING None
HEATING FUEL TYPE None
LOCATION Free Standing

WATER No Water. Other-See Remarks

WASTE No Waste LOWER LEVEL None

**Remarks** Property offers 2 buildings... Building one is 40x60 Shop, Building two has 7 self storage units - 11x22 and 2nd shop space 12x32 behind self storage units. Large 40x60 Shop has a 15,000 LB Auto lift - (As Is). There is an Artesian well located outside of buildings. Parcel has availability either at lot line or across road Water, Cable and Gas, Down road for sewer connection. This investment offers a CAP RATE of +/- 9.5%.

Directions Hwy 110 north out of Weyauwega then west on County Road AA to property Alternate Address:E5599 HWY AA

Inclusions 15,000 LB Auto Lift "as is" Seller has never used. Buyer should have evaluated if needed.

**Exclusions** 



Prepared for you by:

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