



1990057 **Active** **Business/Comm** **Price: \$250,000**
(if lease only = annual lease)

Lot 2 S Limits South Road # **Town** Moundville N09
Endeavor WI 53930 **County:** Marquette

Trade Name: Endeavor Mini Storage **Units in Bldg:** 15

RE For Sale: Yes **Ann Rent/SqFt:** \$
Bus for Sale: Yes **Bldg Gross SqFt:** 0 *Seller*
Lease Only: No **Net Leasable SF:** 0
of Stories: 1 **Onsite Parking:** N/a
Bldg Dim: 25x152 **Parking Fee/Mo:** \$ 0
Year Built: 1996 *Assessor*

[Schedule a Showing](#) [Show](#)

I39 to Endeavor exit 100 go east to Cty CX take a left then left on S Limits Rd by Fire station property located on left towards end of road

Unit:	Lease Type:	Lse Exp	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	m2m	n/a		\$ 0	\$ 0.00	\$	0
2				\$	\$	\$	
3				\$	\$	\$	

Gross Op Inc:	\$ 9360	0	Est Acres:	1.4800	<i>Assessor</i>	Land Assess:	\$ 17,900	
Ann Op Exp:	\$ 0		Lot Dim:			Improvements:	\$ 107,200	
Net Op Inc:	\$ 0		Street Front:	248	# Loading Docks:	Total Assess:	\$ 125,100 / 2023	
Zoning:	Comm CM-B		Ceiling Hgt Min:	8	Max:	8	Net Taxes:	\$ 1,644 / 2023
Parcel #:	014-00083-0000		Industrial Park:			Owner:		

Included Signage, website, Phone number, FB page

Excluded Sellers personal items

Type	Self storage	Building Parking	21-35 spaces, Gravel
Location	Free standing, Industrial park, Near Major Highway	Basement	Slab/None
Present Use	Self storage	Sale Includes	Business name, Lease(s), Signs, Other
Exterior	Steel	Documents on File	Property Condition Report
Roofing	Metal	Lease Type	Mixed lease types
Heating/Cooling	No heat	Tenant Pays	No expenses
Fuel	N/A	Occupancy	Tenant(s)
Water/Waste	No sewer, No water		
Features	Inside storage, Outside storage, Security lighting		

Great investment opportunity! This well-maintained 15-unit self-storage facility sits on a spacious 1.48-acre lot in Endeavor, WI. The property includes a new gravel driveway installed in 2023 for easy access, along with prominent signage to attract local customers. The sale also includes a fully functioning website, Facebook page, and dedicated phone number—perfect for seamless business continuity. Ideal for investors or small business owners looking to expand their portfolio with a turnkey property in a growing area. Each unit is 10x24.

All measurements are approx. buyer to verify if important. For EM: TrustFunds to The Real Title Agency LLC

ListAgt Charity Bauman	58574-90	CoList:		Sold Price:		List Date:	11/27/2024
Pref: 608-345-1171				Concessions:		Expiration:	2/27/2025
eaglesnestre@gmail.com				DOM:	3	CDOM:	3
Real Broker LLC				Accepted Offer:		Electronic Consent:	Yes
Off: 608-268-0831	Fax #: 866-429-0038			Closing Date:		Exclusive Agency:	Yes
2005 West Beltline Suite #103				Financing:		Licensee Interest:	No
Madison WI 53713				Sale Factors:		Limited Service:	No
Sale Agent:				Competing Offers:		Multiple Rep:	DA
				CashOffer@Acceptance		Named Exceptions:	No

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2024 SCWMLS **Orig MLS:** South Central WI