


Address: 591 Lester Ave 581 Onalaska, Wisconsin 54650-8552		Taxed by: Onalaska	MLS #: 1906000									
	Property Type: Comm/Industrial Status: Active Taxes: \$5,974 County: La Crosse Seller Offers Concessions:											
	Est. Total Sq. Ft.: 2,900 Flood Plain: No Occ. Permit Required: Zoning: COMM											
	Bus/Com/Ind: Commercial Name of Business: Valley View Car Wash Industrial Park Name: Lease Amount: \$ / Avg Rent/SqFt: \$0											
	List Price: \$565,000 Tax Key: 018004016001 Addtl Tax Keys: 018004016002 For Sale/Lease: For Sale Only Est. Acreage: 0.79 Tax Year: 2024 Days On Market: 1											
Est. Year Built: 1990 Year Established: Parking: 20 Occupied: Y												
Sched. Gross Income: \$116,453 Gross Operating Inc: \$116,453 Net Operating Income: \$13,515 Total Operating Exp: \$102,939 Vacancy Allowance: \$												
Directions: Corner of Lester and CTY RD PH												
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> Type Commercial: Special Purpose; Professional Service Location: Corner; Free Standing; Business District; Near Public Transit # of Stories: 1 Proximity to HWY: 0-1 Miles Road Frontage: Town/City Road Exterior: Stucco/Slate; Fiber Cement Roofing: Rubber Avg Ceiling Height: 11'-15' Truck Door Height: No Truck Door </td> <td style="width: 50%; vertical-align: top;"> Heating/Cooling: Natural Gas; Gravity; Indiv. Heating Units Water/Waste: Municipal Water; Municipal Sewer Municipality: City Miscellaneous: Pole Sign; Fixtures; Compressor; Inventory Included; Inside Storage; Outside Storage; Security Lighting; Other Occupied: Not Vacant Basement: None Expenses Include: None Sale Includes: Real Estate; Business Name Documents: Listing Contract; Seller Condition; P & L Statement; Other Occupancy: Immediate </td> </tr> </table>				Type Commercial: Special Purpose; Professional Service Location: Corner; Free Standing; Business District; Near Public Transit # of Stories: 1 Proximity to HWY: 0-1 Miles Road Frontage: Town/City Road Exterior: Stucco/Slate; Fiber Cement Roofing: Rubber Avg Ceiling Height: 11'-15' Truck Door Height: No Truck Door	Heating/Cooling: Natural Gas; Gravity; Indiv. Heating Units Water/Waste: Municipal Water; Municipal Sewer Municipality: City Miscellaneous: Pole Sign; Fixtures; Compressor; Inventory Included; Inside Storage; Outside Storage; Security Lighting; Other Occupied: Not Vacant Basement: None Expenses Include: None Sale Includes: Real Estate; Business Name Documents: Listing Contract; Seller Condition; P & L Statement; Other Occupancy: Immediate							
Type Commercial: Special Purpose; Professional Service Location: Corner; Free Standing; Business District; Near Public Transit # of Stories: 1 Proximity to HWY: 0-1 Miles Road Frontage: Town/City Road Exterior: Stucco/Slate; Fiber Cement Roofing: Rubber Avg Ceiling Height: 11'-15' Truck Door Height: No Truck Door	Heating/Cooling: Natural Gas; Gravity; Indiv. Heating Units Water/Waste: Municipal Water; Municipal Sewer Municipality: City Miscellaneous: Pole Sign; Fixtures; Compressor; Inventory Included; Inside Storage; Outside Storage; Security Lighting; Other Occupied: Not Vacant Basement: None Expenses Include: None Sale Includes: Real Estate; Business Name Documents: Listing Contract; Seller Condition; P & L Statement; Other Occupancy: Immediate											
Remarks: Great investment opportunity in heart of Onalaska! Own this fully functioning car wash along with the vacant commercial lot next to it! Vacant lot has its own parcel number and address. Valley View Car Wash is a very well run business and you literally just have to grab the keys and take over. Buy both and sell the vacant lot off, multiple options and exit strategies! Private Remarks: Seller prefers to sell both lots together. Showing Information: Aligned Showings. You can just walk the lot and business. Inclusions: Car wash equipment pertinent to the car wash Exclusions: Sellers personal property												
<table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">Excl. Agency Contract: Y</td> <td style="width: 33%;">Broker Owned: N</td> <td style="width: 33%;">Electronic Consent: Yes</td> </tr> <tr> <td>Limited/Unserviced: No</td> <td>Named Prospects: N</td> <td>Listing Date: 02/05/2025</td> </tr> <tr> <td></td> <td></td> <td>Expiration Date: 08/05/2025</td> </tr> </table>				Excl. Agency Contract: Y	Broker Owned: N	Electronic Consent: Yes	Limited/Unserviced: No	Named Prospects: N	Listing Date: 02/05/2025			Expiration Date: 08/05/2025
Excl. Agency Contract: Y	Broker Owned: N	Electronic Consent: Yes										
Limited/Unserviced: No	Named Prospects: N	Listing Date: 02/05/2025										
		Expiration Date: 08/05/2025										
<table border="0" style="width: 100%;"> <tr> <td style="width: 33%;"> Listing Office: eXp Realty LLC: 5560 Ph: 866-848-6990 101 Fax: URL: http://exprealty.com </td> <td style="width: 33%;"> Listing Agent: Spenser Nickelatti : 183357 Ph: 608-498-1323 Cell: Fax: 888-249-2520 Email: spenser.nickelatti@exprealty.com </td> <td style="width: 33%;"> LA Address: 309 4th St S La Crosse, WI 54601 LO License #: 937825-91 LA License #: 83357-94 </td> </tr> </table>				Listing Office: eXp Realty LLC: 5560 Ph: 866-848-6990 101 Fax: URL: http://exprealty.com	Listing Agent: Spenser Nickelatti : 183357 Ph: 608-498-1323 Cell: Fax: 888-249-2520 Email: spenser.nickelatti@exprealty.com	LA Address: 309 4th St S La Crosse, WI 54601 LO License #: 937825-91 LA License #: 83357-94						
Listing Office: eXp Realty LLC: 5560 Ph: 866-848-6990 101 Fax: URL: http://exprealty.com	Listing Agent: Spenser Nickelatti : 183357 Ph: 608-498-1323 Cell: Fax: 888-249-2520 Email: spenser.nickelatti@exprealty.com	LA Address: 309 4th St S La Crosse, WI 54601 LO License #: 937825-91 LA License #: 83357-94										

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2025 by Multiple Listing Service, Inc. See [copyright notice](#). Prepared by Spenser Nickelatti, on Wednesday, February 05, 2025 8:34 AM.