

Commercial N18311 US HWY 141 Highway Suite # Town of Pembine  
50286740 Active-No Offer PEMBINE, WI 54156

\$529,900

List: Bill J Symes - CELL: 920-471-8033 of Symes Realty, LLC - Office: 920-591-6201  
Co-List: of  
Sell: of

Lease Price per SqFt.

Off: 13440 Agt: 109653  
Ofc: Agt:  
Off: Agt:



Type For Sale Real Estate IncPrdFarm No  
AddtlType Deeded Access Unknown  
PRLNUM RestrCov Unknown  
Associated MLS #(s) Flood Plain Unknown  
County Marinette Ind Prk Nm  
MunSubArea None Trade Nm  
School-District Beecher-Dunbar-Pembine Total Units in Bldg  
Tax Net Amt \$1,264.42 Ttl#Bldgs 4  
Tax Year 2023 Zoning Commercial  
Tax ID 022-00065.003 NetLeaseSF  
AssmntTtl  
AssmntYr  
SpecAsmnt Utility Annual Expense  
Age Est (Pre2017) Insur Ann  
Year Built Est 1996 NNN Annual Expense  
Source-Year Built Assessor/Public Rec Fin Avail



[Schedule a Showing](#)

Description	Data	Data Source	Description	Data	Data Source	Description	Data
Acres Est	2.20	Assessor/Public Record	Building SQFT	2,400	Assessor/Public Record	Est Warehouse Ceiling Hgt	
Lot Dimensions Est			Est Warehouse SQFT			Est Office Ceiling Hgt	
Lot SQFT Est			Est Office SQFT			Est Manufact Ceiling Hgt	
Water Frontage	No		Est Manufacturing SQFT			Est Resident Ceiling Hgt	
Water Body Name			Est Resident SQFT			Est Showroom Ceiling Hgt	
Water Type			Est Showroom SQFT			Est Retail Ceiling Hgt	
Est Water Frontage			Est Retail SQFT			Ceiling Height Min	
# Public Restrooms		Amps/Phase	Door 1 Size		Loading Dock 1	Ceiling Height Max	
# Private Restrooms		Parking	Door 2 Size		Loading Dock 2	Bank Owned/REO	
# Seating Capacity		OverHdDr	Door 3 Size		Loading Dock 3	Potential Short Sale	
			Door 4 Size		Loading Dock 4	Delayed Showings?	No
			Door 5 Size		Loading Dock 5	Showings Begin Date	

Directions 41 N to Marinette, 141 North to Crivitz

Remarks Storage units for sale! This listing consists of two parcels. The first property has two 40x60 mini-storage buildings on concrete slabs. Each building has 12 units (24 units total). There is room to expand at this site! The second property is N18658 Highway 141 (Parcel 022-07008.000). That property consists of a 40x112 structure (22 units) and a 16x122 structure (12 units). Taxes are approximately \$893 per year for this parcel. All buildings are metal-clad wood frame structures with great visibility from Highway 141. Almost always fully occupied. Electricity on site for lighting the exterior. 58 units total. Don't miss this opportunity!

Inclusions

Exclusions

Remarks-Private Seller will not sell one parcel without selling the other parcel. Annual income is approximately \$31,000 per year. Expenses are approximately \$10,000 per year. 46 units are 10x20 for \$60 each. 7 units are 10x16 for \$50 each. 5 units are 10x12 for \$50 each.

Show Info ShowingTime.

TENANT PAYS No Expenses

SALE INCLUDES Lease(s), Real Estate

COMMERCIAL TYPE Mini/Self Storage

LOCATION Free Standing, Highway Nearby

EXTERIOR MAIN BUILDING Metal

FOUNDATION Slab

LOWER LEVEL None

HEATING FUEL TYPE None

HEATING/COOLING None

WATER No Water

WASTE No Waste

STORIES 1

ListVisbl Unconfirmed Agent - License 90-57227  
Input Date 2/8/2024 5:07 PM List Ofc 1 - CorpLin 91-937217  
List Date 2/8/2024 Selling Price  
Accepted Offer Date Close Date  
Pending Date Financing Type  
Expiration Date 2/7/2025 SellConAmt  
Off Market Date Type Of Sale  
Days On Market 0 Misc Closed Info

Electronic Consent Y Comm-Sub Agent 2.4 %  
Comm-Buyer Broker 2.4 %  
VOW Include Y Variable Rate Comm No %  
Internet/IDX w/address Y Licensee Int/Broker Own No  
Contract Type Exclusive Right to Sell  
VOW w/AVM Y Limited Service No  
Named Exceptions No  
VOW w/Comment Y BrkErn\$ Yes

Cooperative compensation offered in MLS can be in addition to, or replaced by, compensation paid by the buyer or money paid by the seller as established in the purchase agreement. Because cooperating brokers are not a party to a purchase agreement, such agreement cannot be used to modify the listing broker's offer of compensation in MLS. Information provided for general information only; if material should be verified by user or qualified expert. \*Taxes may not include all assessments or fees. Buyer should verify total square footage, acreage/land, building/room dimensions if material. Below-grade areas may not meet building code requirements. Equal Housing Opportunity Listing, 2023 COPYRIGHT RANW MLS

**Farm Specific Data**

Barn	Main Barn	Est Acreage-Total Farm	FSA Aerial Map in Docs
Outbuilding 1	Outbld1Des	Est Perm Pasture Acres	Soil Map in Assoc Docs
Outbuilding 2	Outbld2Des	Est Wooded Acres	FarmIndPresv/WdIndTaxCred
Outbuilding 3	Outbld3Des	Est Tillable Acres	FarmPresv/WdIndTaxCredExp
Outbuilding 4	Outbld4Des	Est Wetland Acres	CRP-Expiration
Outbuilding 5	Outbld5Des	Corn Base Acres (Yield)	CREP-Expiration
Outbuilding 6	Outbld6Des	Soybean Base Acre (Yield)	Rented-Expiration
Outbuilding 7	Outbld7Des	CRP-Acres	CRP-Payment
Outbuilding 8	Outbld8Des	CREP-Acres	CREP-Payment
		Est Rented Acres	Rented-Payment

Misc Farm Details

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