



Parking Lot

2696 8th St S, Wisconsin Rapids, WI 54494

Jon Ruder

E-Ways Sales LLC

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Parking Lot

\$589,555

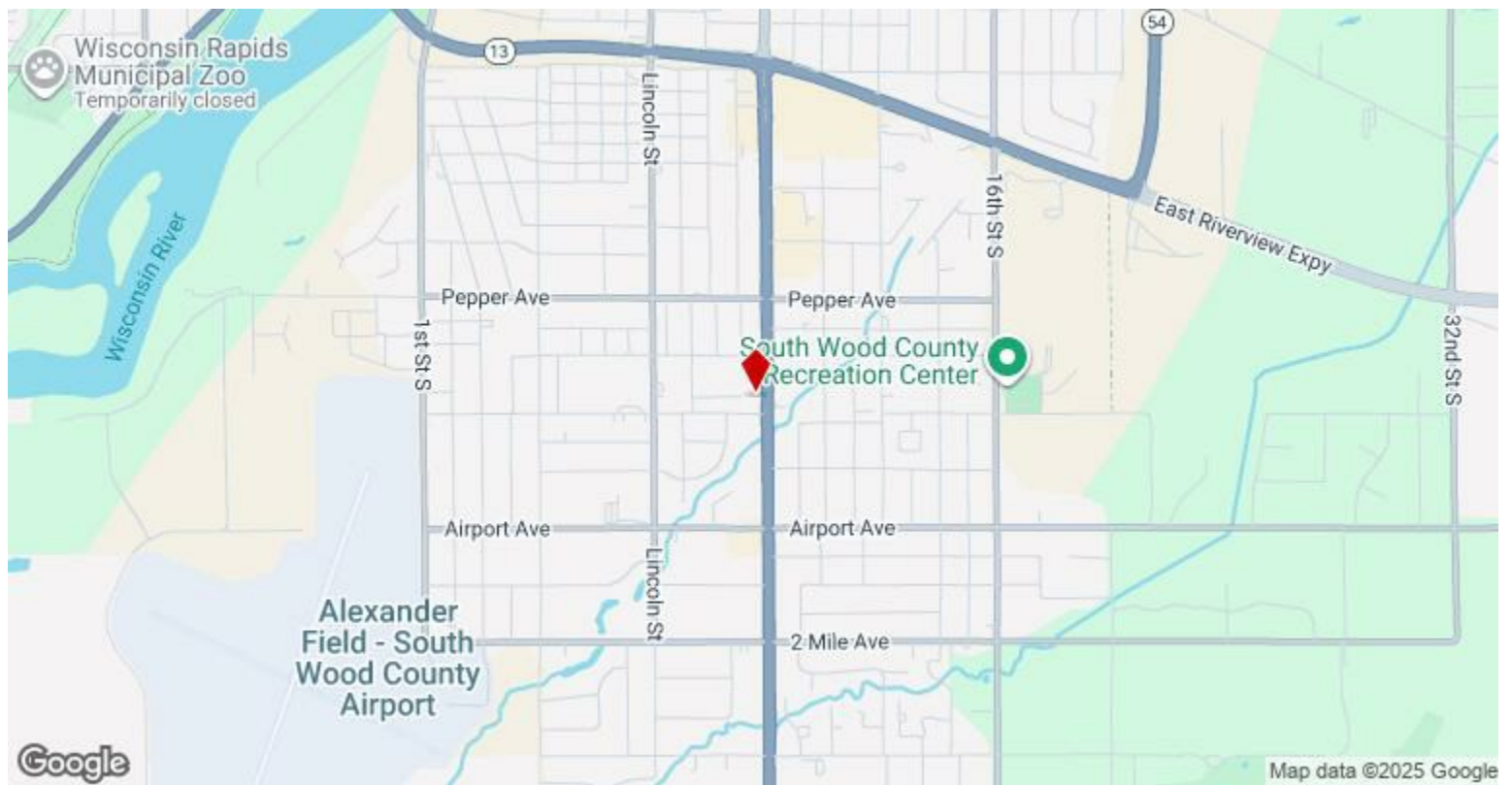
This paved former parking lot is ideally suited for new development, with flexible B2 zoning accommodating a wide variety of retail or office projects catering to both local and larger commercial needs. The site includes direct access from 8th Street S, as well as additional cross easements with adjacent parcels for parking and access to Grove Avenue. A developer will also benefit from a new electrical line piped at the back of the lot. Seller will provide certified CSM MAP.

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- Flexible B2 zoning supports retail, office, and mixed-use development
- Direct access from 8th Street S with cross easements to Grove Avenue
- New electrical line installed at rear of lot for development readiness
- Adjacent to Pizza Hut and across from Culver's in high-traffic corridor
- Surrounded by national retailers with over 20,000 vehicles daily
- Located in Wisconsin Rapids' core retail trade area with strong co-tenancy



Price:	\$589,555
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	0.50 AC
No. Lots:	1
Zoning Description:	B2
APN / Parcel ID:	3412599A



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Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



Property Photos



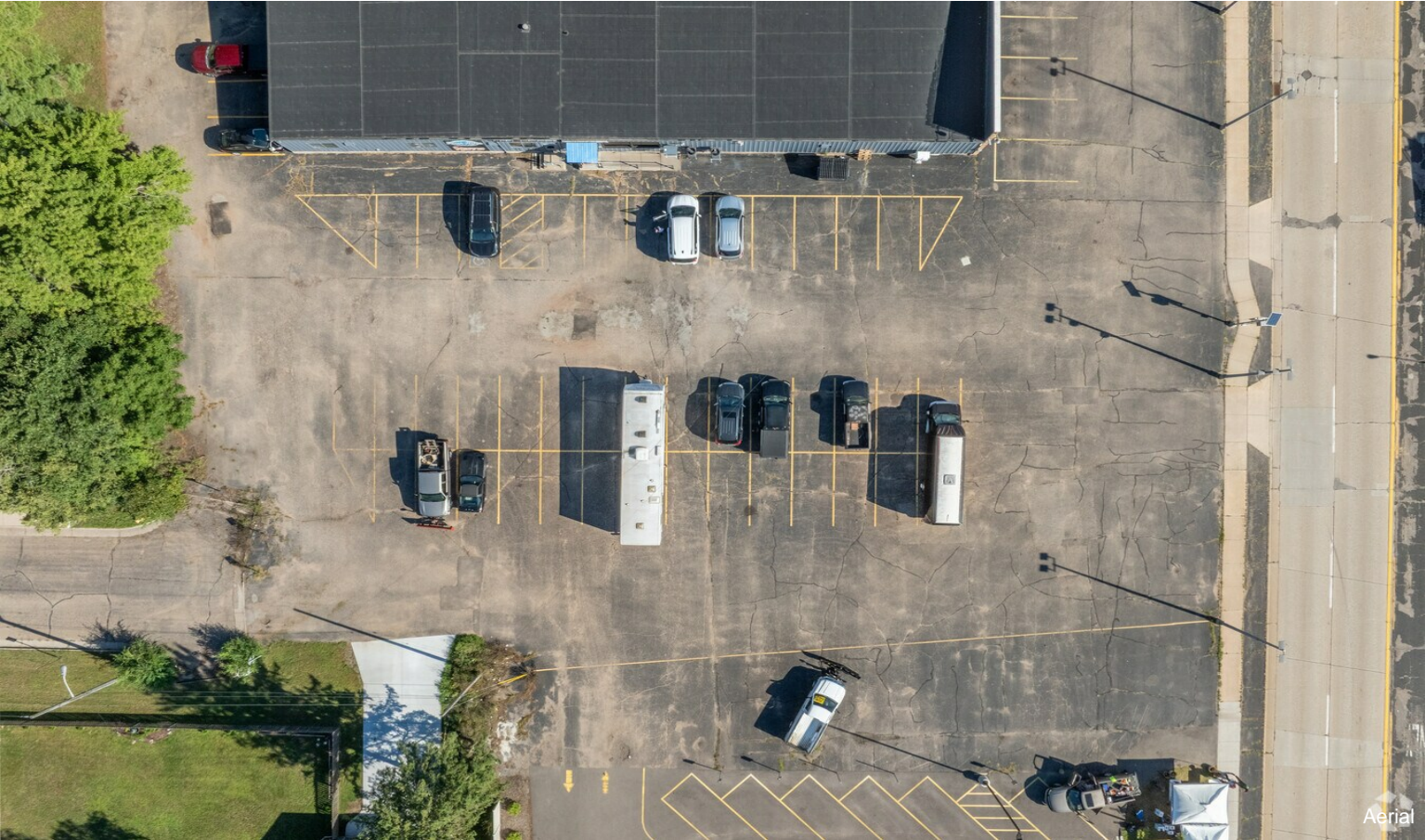
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