



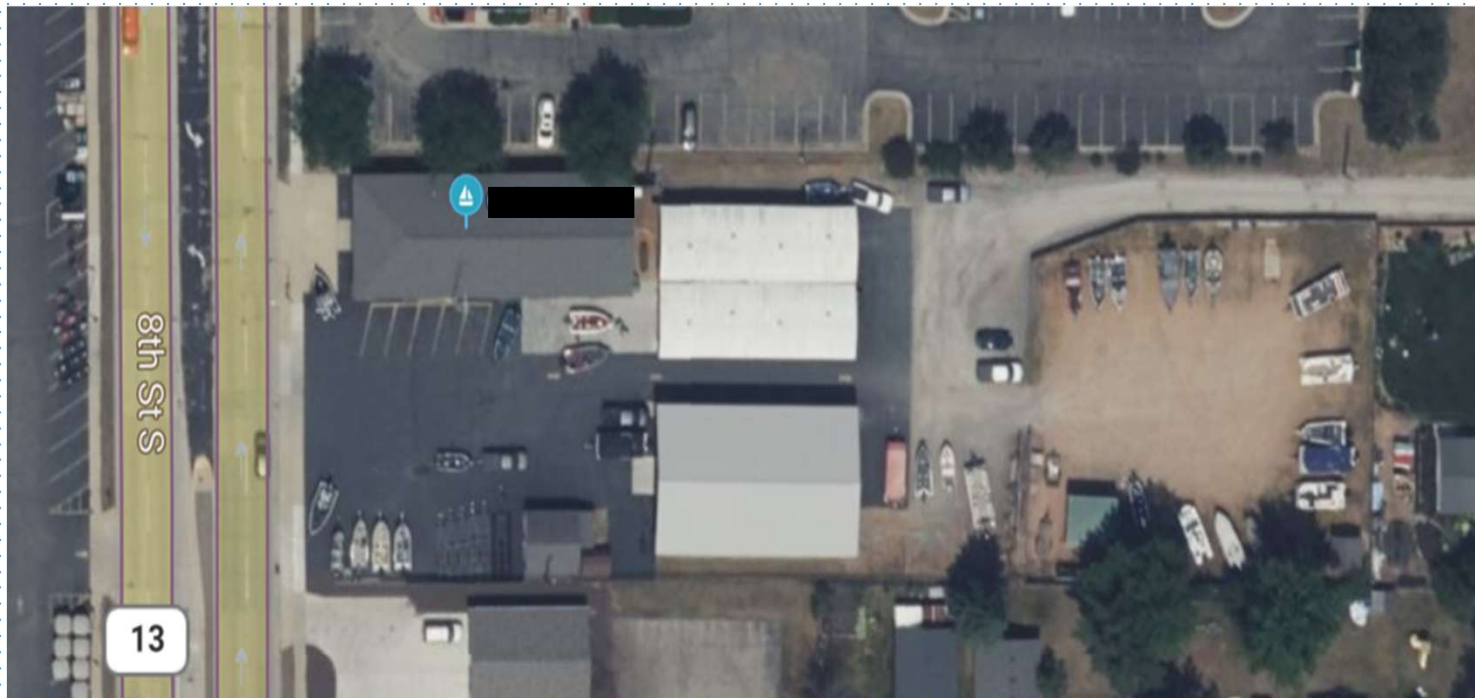
**SLABY & ASSOCIATES**

**Commercial Retail / Marine / Storage (FOR LEASE)**

2321 8<sup>th</sup> St S Wisconsin Rapids, WI



# *OVERHEAD VIEW*



# Amazing Lease Opportunity

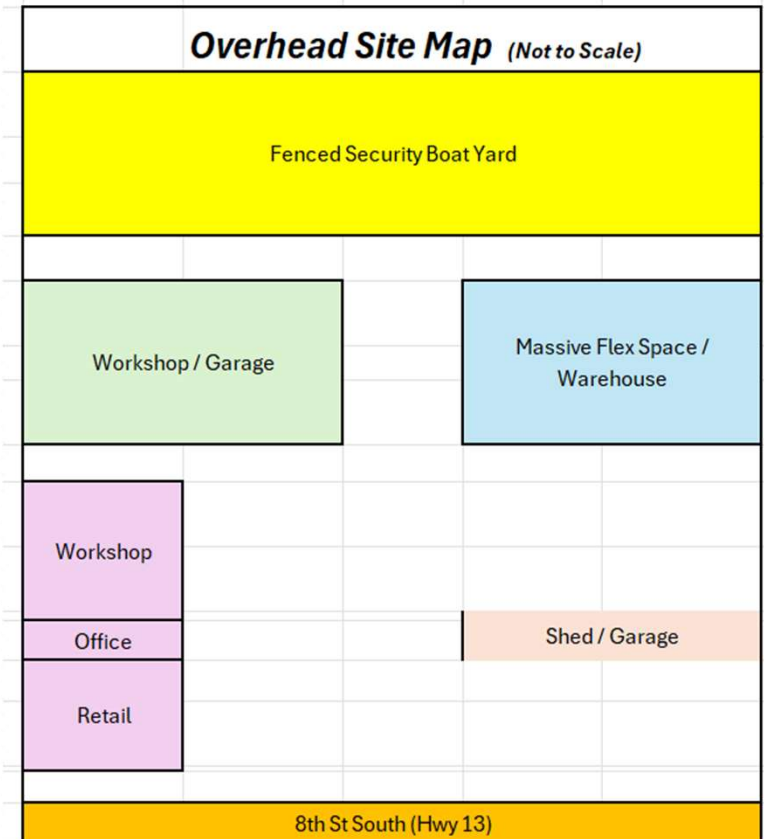


- Multiple revenue stream options
- Great visibility on busy Hwy 13
- Ideal location for dual retail / workshop use
- Perfect for auto, boat, ATV, snowmobile sales
- Start your own Marina / Boat Storage
- Ample marked off parking, with ability to create additional spots
- Limitless opportunities for the creative minded



# Site Layout – Not to Scale

- 1 Secured Marina / Boat Yard
- 1 Massive Flex Building
- 1 Retail Building connected to Office and Workshop
- 1 Additional Workshop / Garage
- 1 Storage Shed
- 1 Garage





# Boat Yard



- >Secured boat yard
- >Or utilize for other purposes
- >Approximately 17,500 sq ft





# Massive Flex Building

>Massive Flex Building

>Approximately 4,300 Sq Ft

>Blank canvas



## Retail / Office / Workshop



**>Great Frontage on Hwy 13**

**>Ideal set up with Retail/Office/Workshop in same building**

**>Approximately 4,600 Sq Ft**



# Workshop / Garage



>Approximately 4,300 Sq Ft



>Ideal for workshop, garage, storage



# Garage & Storage Shed



>Two Car Garage

>Utilize for business storage or rent out as storage

>Small Utility Shed



## Flexibility – Interested in a portion?

- If you are interested in only a portion of the site, owner would consider leasing certain buildings independently. Please inquire.
- A significant discount for entire property lease when looking at cost per square foot.
- If you have questions don't hesitate to ask.



# WISCONSIN RAPIDS, WI





## Wisconsin Rapids Highlights

- Population: 18,675 (2024)
- Median Household Income: \$54,116
- Density: 1,350 people per square mile
- Patriotic: High Veteran Population (7.3%)
- Median Age: 38.3
- “Paper City” historical major paper hub for the Midwest
- Community enjoys recreational outdoor activities





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**Please call, text, or email with any  
questions!**

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