



2029029	Active	Business/Comm	Price: \$449,000 (if lease only = annual lease amount)
3296 5th Lane	#	Town	Jackson A08
Oxford WI 53952		County:	Adams
Trade Name:	Units in Bldg: 1		
RE For Sale: Yes	Ann Rent/SqFt:	\$	
Bus for Sale: No	Bldg Gross SqFt:	23,000	<i>Seller</i>
Lease Only: No	Net Leasable SF:	23,000	
# of Stories: 1	Onsite Parking:	25	
Bldg Dim: 160x180	Parking Fee/Mo:	\$ 0	
Year Built: 1980	<i>Seller</i>		
Schedule a Showing			
Show Date: 7/28/2026			

Hwy 82 to 5th Lane. Property on Right

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

Gross Op Inc:	\$ 0	0	Est Acres:	12.0000	<i>Seller</i>	Land Assess:	\$ 28,600
Ann Op Exp:	\$ 0		Lot Dim:	Multiple lots		Improveme...	\$ 170,500
Net Op Inc:	\$ 0		Street Front:	800	# Loading Docks: 2	Total Assess:	\$ 199,100 / 2025
Zoning:	B1		Ceiling Hgt Min:	12	Max: 24	Net Taxes:	\$ 1,936 / 2025
Parcel #:	012-00581-0020		Industrial Park:			Owner:	Seller
Included:							
Excluded: N/a							

Type	Retail, Service, Wholesale, Manufacturing, Warehouse, Recreation, Automotive, Shopping center/StripMall, Vacant land, Other, Self storage	Building Parking	21-35 spaces, Gravel
Location	Corner, Near Major Highway, Other, High Traffic Location, High Visibility	Basement	Slab/None
Present Use	Retail, Office, Wholesale, Warehouse	Sale Includes	Assets Only
Exterior	Aluminum/Steel	Lease Type	None
Roofing	Metal	Tenant Pays	N/A
Heating	Zoned heating	Occupancy	At Closing
Fuel	Liquid propane		
Water/Waste	Well, Non-Municipal/Prvt dispos		
Features	Loading dock(s), Overhead doors, Truck dr(s) hgr than 15ft,		

Bring your business vision to life here, offering nearly 23,000 sq ft of versatile commercial space with excellent Hwy 82 visibility and substantial road frontage. The building features 400-amp 3-phase power, 3 loading docks, 2 overhead doors, concrete floors, spray foam insulation, metal roofing, office space, restrooms, and a break room. Multiple connected warehouse sections offer flexibility for storage, retail, distribution, or business operations, while gravel parking and prominent signage potential add functionality and exposure. The sale includes two separate parcels: the commercial building parcel and an additional approximately 10-acre parcel, creating even more opportunity to expand, develop, or reimagine the property. B-1 zoning and a unique combination of space, visibility, acreage, and flexibility make this an opportunity worth exploring.

Please contact Briana Kelley for all questions regarding the listing. Seller is willing to include the established furniture resale business and vendor/client list for a buyer interested in continuing operations. LP Tanks (2) owned, 1,000 gal each

ListAgt: Mary S Ramsey	58925-90	CoList: Briana N Kelley	
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EXP Realty, LLC		EXP Realty, LLC	
Off: 866-848-6990		Off: 866-848-6990	
8383 Greenway Blvd		8383 Greenway Blvd	
Middleton WI 53562		Middleton WI 53562	
Sale Agent:		Sold Price:	List Date: 7/28/2026
		Concessions:	Expiration: 7/28/2027
		DOM: 0 CDOM: 0	Electronic Consent: Yes
		Accepted Offer:	Exclusive Agency: No
		Closing Date:	Licensee Interest: No
		Financing:	Limited Service: No
		Sale Factors:	Multiple Rep: Yes
		Competing Offers:	Named Exceptions: No
		CashOffer@Acceptance	

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