

ALL FIELDS DETAIL II



MLS #	22600220	Sale/Rent	For Sale
Class	Commercial/Industrial	Present Use	Business
Type	Real Estate For Sale	Building Sq Ft	5001-10000
Area	Stevens Point	Land Sq Ft	50000+
Asking Price	\$950,000	# of Buildings	3
Address	5500 PRAIRIE DRIVE	Number of Units	2
Address 2	5351+5355+5379 Harding	Zoning	C-4
City	Plover		
State	WI		
Zip	54467		
Municipality	Plover, Town of - Po. Co.		
Status	Active		



GENERAL

Agent - Agent Name	ELITE REALTY TEAM - TODD REILLY & TIFFANY BROECKER	Listing Office 1 - Office Name and Phone	eXp - Elite Realty - phone: 715-347-3600
Listing Agent 2 - Agent Name and Phone	TODD R REILLY - Phone: 715-340-8345	Listing Office 2 - Office Name and Phone	eXp - Elite Realty - phone: 715-347-3600
Listing Agent 2 - License ID	50230-90	Waterfront	No
Total Sq Ft	5888	EXA: Y/N	N
Number of Acres	5.50	EXC: Y/N	N
County	Portage County	Age	56
Tax Amount	\$14,891	Year Built	1970
Tax PIN #	030-23-0835-15.12+.26	Sprinklered (Y/N)	NO
Tax Year	2025	Covenants/Restrictions	NO
FC	No	Limited Service	No
SS	No	Associated Document Count	3
Annual Rent	\$12,600	VOW Include	Yes
Total Income	\$12,600	VOW Address	Yes
Parking	On Site	VOW Comment	Yes
# of Stories	1	VOW AVM	Yes
# of Overhead Doors	3	Days On Market	2
Ceiling Height (MAX)	18	Cumulative DOM	2
Ceiling Height (Min)	18	IDX Include	Yes
# of Entry Doors	1		
Listing Date	1/21/2026		
Update Date	1/21/2026		
Status Date	1/21/2026		
HotSheet Date	1/21/2026		
Price Date	1/21/2026		
Input Date	1/21/2026 2:11 PM		
General Date	1/21/2026		
Listing Is Primary In	Central		
Owner Name	D+J Leasing		

FEATURES

CONSTRUCTION	HEAT TYPE	WATER/WASTE	LEASE TYPE
Vinyl	Forced Air	Holding Tank	Gross
Metal		Conventional	ELECTRICAL/COMMUNICATIONS
ROOF	LP Gas	SALE INCLUDES	3 Phase
Shingle		Some Furniture	200 AMP
Metal	Central	POSSIBLE USE	ZONING
OCCUPANT	MISCELLANEOUS	Retail	Commercial
Long Term Tenant	Gas Hot Water Heater	Restaurant/Bar	BASEMENT
Owner	Utility Separate Meter	Office	Full
PARKING	Utility Master Meter	Business	Poured Concrete
Common	Inside Storage	Warehouse	
Paved	Outside Storage	Manufacturing	
Private	Auto Bay	Automotive	
Yard/Semi	Truck Bay	Mixed Use	
26 or more	Compressor	Truck Terminal	
Gravel		Construction/Contracting	
11-25spaces	LOCATION	Day care	
	Corner	Distributorship	
	Near Major Highway	Heavy Manufacturing	
	Other	Laundromat/Dry Clean	

FEATURES

Light Manufacturing

FINANCIAL

Addendum This information is compiled from miscellaneous sources and is believed accurate but not warranted. Neither the Listing Broker nor its Agents, Sub-Agents or Property Owner are responsible for the accuracy of the information. Buyers are advised to verify all information.

Original Price \$950,000

Directions I39 to HWY 54 to Praire

REMARKS

Remarks Outstanding 5.5-acre C-4 zoned commercial opportunity offering exceptional flexibility for a wide range of uses. This high-visibility corner location consists of two separate parcels with four mailing addresses, currently operating as a long-established truck leasing and service business. The 5500 Prairie Drive parcel encompasses approximately 3 acres and includes a 1,200 sq.ft. office building, full basement, and a 10x23 mini-storage building with 10 individual units, providing added utility and income potential. The 5351+5353+5379 Harding Avenue parcels total approximately 2.5 acres and feature a 1,488 sq.ft. office building, with one half occupied by the truck leasing business and the other half leased to Sysco Foods, offering immediate rental income. Also located on the Harding Avenue site is a 40x80x18' semi-truck mechanic shop built for heavy-duty operations. The shop includes three 14-foot overhead doors, a below-grade drive-over inspection and mechanic pit, two natural gas furnaces, 220-volt power, a 110-amp panel, and a 120-PSI air compressor with pneumatic lines throughout. The inspection pit is equipped with floor drains connected to a 2,000-gallon holding tank, meeting DNR requirements for snow and saltwater runoff management. The Harding Avenue parcel also offers a large gravel parking lot, currently utilized as a semi-trailer yard, adding further functionality for transportation, logistics, or fleet-based businesses. The property has been successfully owned and operated by the current owner for over 40 years, underscoring its proven performance and prime location. With excellent access, strong visibility, and proximity to major transportation routes, this is a rare opportunity to acquire a versatile commercial property with income-producing components in a highly desirable Central Wisconsin location. (see separate MLS #s:22600221 + 22600222) Schedule your private showing today.

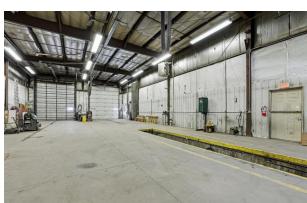
SHOWING TIME INSTRUCTIONS

Agent to Agent Remarks Todd Reilly is the listing agent. Questions and offers: (715) 340-8345 or Todd@715properties.com. Earnest Money: Electronic earnest money through TrustFunds is available. TrustFunds will charge a convenience fee to the buyer for the use of this service. Or earnest money payable to: eXp Realty Trust Account. Delivery address: eXp - Elite Realty, 29A Park Ridge Drive, Stevens Point WI 54481.

ADDITIONAL PICTURES







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