



\$0

**324 3rd St S
City of La Crosse
Wisconsin 54601**

MLS #: 1833006

Property Type: Comm/Industrial

Taxes: \$12,893 / 2022

Business Name:

Year Established:

Est. Total Sq. Ft: 8,391

Avg Ceiling Height: 11'-15'; 16'-20'

Truck Door Height: 13'-15'

Est. Year Built: 1946

Parking: 20

Lease Amount: \$

Lease Expiration:

Avg Rent/Sq. Ft: \$0

Expenses Include: None

Scheduled Gross Income: \$0

Gross Operating Income: \$0

Total Operating Exp: \$0

Net Operating Income: \$0

Remarks: RENT IN ENTIRETY OR SELLER WILL CONSIDER SUB-DIVIDE. RELOCATE YOUR BUSINESS OR BRING YOUR NEW IDEA TO THIS HIGHLY VISIBLE PARCEL LOCATED IN LA CROSSE'S THRIVING CENTRAL BUSINESS DISTRICT-BRING YOUR IDEAS! FEATURES: FRONT/MAIN RECEPTION/SHOWROOM AREA (1500 SF +/-, 12' CEILINGS, OFFICES, DISPLAY SPACE), MOST OF THE SQUARE FOOTAGE IS OPEN FLEXIBLE HEATED/SHOP SPACE (7000 SF +/-, 18' CEILINGS) WITH 4-14' OVERHEAD DOORS (NORTH AND SOUTH SIDE OF BUILDING-DRIVE THROUGH ACCESS), 4 MEZZANINES FOR ADDTL STORAGE (700 SF +/-), 2 RESTROOMS, MASONRY CONSTRUCTION, PARTIALLY ENCLOSED COVERED STORAGE (28x15) OFF REAR/WEST, PLENTY OF EXTERIOR PARKING ON HIGHLY VISIBLE CORNER LOT. THIS PROPERTY IS SURROUNDED BY RECENTLY REDEVELOPED LAND AND OFFERS PLENTY OF OPPORTUNITIES!

Directions: CORNER OF 3RD AND KING IN DOWNTOWN LA CROSSE

Contact:

John Sheppard, The Dan Stacey Team

RE/MAX Results

3210 State Road

La Crosse, WI 54601

Phone: 608-781-7664

Cell: 608-780-4645

Fax:

Email: john@danstaceyteam.com

Listing Office: RE/MAX Results: 505801

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2023 by Multiple Listing Service, Inc. See [copyright notice](#). Prepared by John Sheppard, The Dan Stacey Team on Friday, May 26, 2023 12:28 PM.