

ALL FIELDS CUSTOMIZABLE



MLS #	22405649	Sale/Rent	For Sale
Class	Commercial/Industrial	Present Use	Retail
Type	Business Opportunity w/RE	Building Sq Ft	2001-5000
Area	Wisconsin Rapids	Land Sq Ft	50000+
Asking Price	\$379,000	# of Buildings	3
Address	5011 STATE HIGHWAY 13/34	Zoning	Commercial
City	Wisconsin Rapids		
State	WI		
Zip	54495		
Municipality	Rudolph, Town of		
Status	Active		



GENERAL

Agent - Agent Name	CHAD NELSON	Listing Office 1 - Office Name and Phone	REAL BROKER LLC - Phone:
Agent - Phone Number	Cell: 715-445-1696		855-450-0442
Agent - License ID	82330-94	Listing Office 1 - License ID	938769 - 91
Listing Agent 2 - Agent Name and Phone	BRANDICA NELSON - Phone:	Listing Office 2 - Office Name and Phone	REAL BROKER LLC - Phone:
	715-445-1131		855-450-0442
Listing Agent 2 - License ID	82288-94	Listing Office 2 - License ID	938769 - 91
Total Sq Ft	3940	EXA: Y/N	N
Number of Acres	5.10	EXC: Y/N	N
County	Wood County	Age	68
Tax Amount	2395	Year Built	1957
Tax PIN #	1700601c	Limited Service	No
Tax Year	2024	Associated Document Count	5
# of Stories	1	VOW Include	Yes
# of Overhead Doors	5	VOW Address	Yes
Ceiling Height (MAX)	14	VOW Comment	Yes
Ceiling Height (Min)	16	VOW AVM	Yes
Listing Date	12/5/2024	Days On Market	272
Update Date	8/13/2025	Cumulative DOM	272
Status Date	12/9/2024	IDX Include	Yes
HotSheet Date	12/9/2024		
Price Date	12/9/2024		
Input Date	12/9/2024 11:15 AM		
General Date	12/5/2024		
Listing Is Primary In	Central		

FEATURES

CONSTRUCTION	COOLING	LOCATION	ELECTRICAL/COMMUNICATIONS
Metal	Central	Business District	200 AMP
Concrete Block	MISCELLANEOUS	WATER/WASTE	Fiber Optic Access
Aluminum/Steel	Inside Storage	Well	High Speed Internet Acces
ROOF	Outside Storage	Conventional	ZONING
Metal	Auto Bay	SALE INCLUDES	Commercial
OCCUPANT	Auto Lift	Business Name	BASEMENT
Owner	Shelving	All Equipment	None
HEAT TYPE	High Traffic Location	POSSIBLE USE	
Forced Air	High Visibility	Retail	
Radiant	Highway Access	Business	
FUEL TYPE	Out Building	Warehouse	
LP Gas	Garage Door Opener	Manufacturing	
		Automotive	
		Gas Station	
		Mixed Use	
		Construction/Contracting	
		Light Manufacturing	

FINANCIAL

Directions	North Highway 13/34	Original Price	\$379,000
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REMARKS

Remarks Presenting an outstanding business opportunity: JC Enterprises, a well-established and profitable business located in Wisconsin Rapids, is now available for sale. For over 30 years, the current owners have successfully operated JC Enterprises, specializing in snowplows, trailers, and pickup truck accessories. This business is situated in a prime location on HWY 13/34, benefiting from high visibility and easy access. The offering includes the business, inventory, and 5.1 acres of real estate. The main building features approximately 1,800 sq ft of heated and air-conditioned office and showroom space, as well as a 2,100 sq ft workshop. There is also an additional building with 14-foot high walls, providing significant storage capacity for inventory. This is a rare chance to acquire a well-established business with a strong history of profitability and significant growth potential. Don't miss out on this incredible opportunity to become the owner of a thriving business in a prime location. Secure your future today!

ADDITIONAL PICTURES



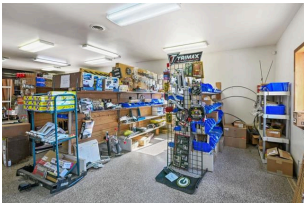
Carport for display purposes

Truck toppers for sale

Snow plows for sale



Snow plow inventory



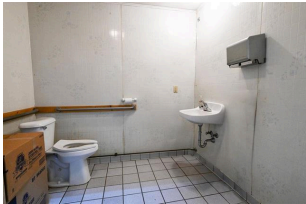
Truck and trailer supplies
Showroom



showroom

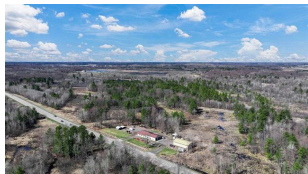
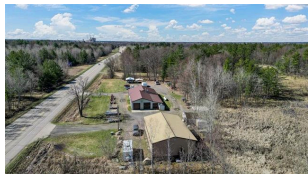
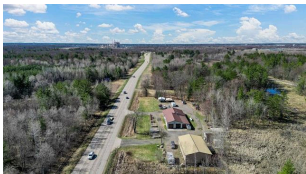
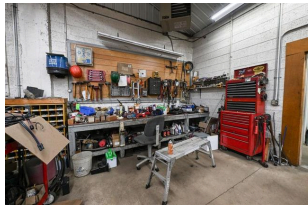
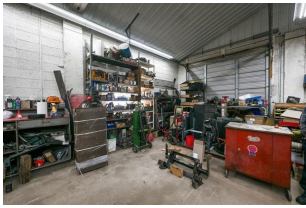
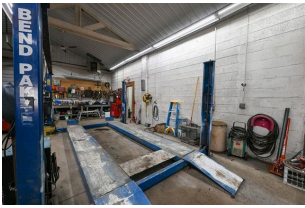
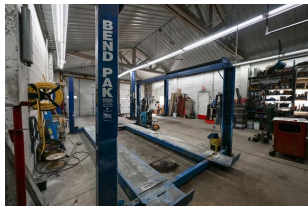
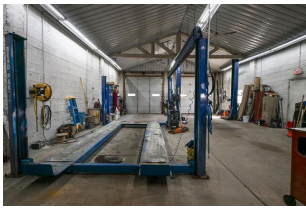
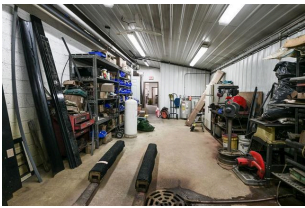
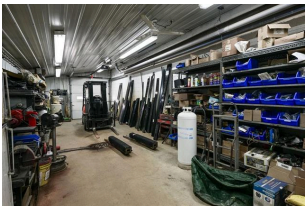


Office



Bathroom showroom





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