

**ALL FIELDS CUSTOMIZABLE**

**MLS #** 22405649  
**Class** Commercial/Industrial  
**Type** Business Opportunity w/RE  
**Area** Wisconsin Rapids  
**Asking Price** \$379,000  
**Address** 5011 STATE HIGHWAY 13/34  
**City** Wisconsin Rapids  
**State** WI  
**Zip** 54495  
**Municipality** Rudolph, Town of  
**Status** Active

**Sale/Rent** For Sale  
**Present Use** Retail  
**Building Sq Ft** 2001-5000  
**Land Sq Ft** 50000+  
**# of Buildings** 3  
**Zoning** Commercial

**GENERAL**

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

**FEATURES**

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

**FINANCIAL**

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

## 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



Snow plow inventory



Office

Bathroom



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