

Address: 700 3rd St N 202A La Crosse, Wisconsin 54601-2656 **Taxed by:** La Crosse**MLS #:** 1906039

Property Type: Comm/Industrial
Status: Active
Taxes: \$0
County: La Crosse
Seller Offers Concessions:

List Price: \$0
Tax Key: 017010018080
For Sale/Lease: For Lease Only
Est. Acreage: 0.16
Tax Year: 2023
Days On Market: 1

Est. Total Sq. Ft.: 1,512
Flood Plain: No
Occ. Permit Required:
Zoning: COMM

Est. Year Built: 1980
Year Established:
Parking: 20
Occupied: N

Bus/Com/Ind: Business
Name of Business:
Industrial Park Name:
Lease Amount: \$2,394 /
Avg Rent/SqFt: \$19

Sched. Gross Income: \$0
Gross Operating Inc: \$0
Net Operating Income: \$0
Total Operating Exp: \$0
Vacancy Allowance: \$

Directions: Just north of the intersection of 3rd Street & La Crosse**Type Commercial:** Retail; Office(s); Special Purpose; Other**Heating/Cooling:** Natural Gas; Forced Air**Location:** Free Standing; Near Public Transit; Other**Water/Waste:** Municipal Water; Municipal Sewer**# of Stories:** 2**Municipality:** City**Proximity to HWY:** 1-3 Miles**Miscellaneous:** Elevator; Pole Sign; Carpeting; Handicap Access; Office(s)**Road Frontage:** Town/City Road; High Visibility; Paved Road; Paved Lot; Near Public Transit**Occupied:** Under 10% Vacant**Exterior:** Stucco/Slate**Basement:** None**Roofing:** Rubber**Expenses Include:** Utilities**Avg Ceiling Height:** 8'-10'**Documents:** Listing Contract; LC Amendment**Truck Door Height:** No Truck Door**Occupancy:** Immediate

Remarks: Excellent opportunity to move you business into this 2nd floor office right on 3rd St N! Front reception area, multiple offices and conference room. Great window frontage right along a major road. Plenty of parking, all utilities included! Bathrooms on each floor, elevator and handicap accessible. \$19/sq ft which makes rent \$2,394/mo...no other charges! Exterior lit-up signage available also for extra cost.

Showing Information: Aligned**Excl. Agency Contract:** Y**Broker Owned:** N**Electronic Consent:** Yes**Listing Date:** 02/05/2025**Limited/Unserviced:** No**Named Prospects:** N**Expiration Date:** 02/05/2026

Listing Office: eXp Realty LLC: 5560
Ph: 866-848-6990 101

Listing Agent: Spenser Nickelatti : l83357
Ph: 608-498-1323 **Cell:**

LA Address: 309 4th St S
 La Crosse, WI 54601

Fax:**Fax:** 888-249-2520**LO License #:** 937825-91**URL:** <http://exprealty.com>**Email:** spenser.nickelatti@exprealty.com**LA License #:** 83357-94

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Prepared by Spenser Nickelatti, on Wednesday, February 05, 2025 11:22 AM.