

**Address:** W7908 County Road Z - Onalaska, Wisconsin 54650-9757 **Taxed by:** Onalaska **MLS #:** 1902657



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

**List Price:** \$495,000  
**Tax Key:** 010001476000  
**For Sale/Lease:** For Sale Only  
**Est. Acreage:** 5.1  
**Tax Year:** 2023  
**Days On Market:** 8

**Est. Total Sq. Ft.:** 20,000  
**Flood Plain:** No  
**Occ. Permit Required:**  
**Zoning:** Commercial

**Est. Year Built:** 1967  
**Year Established:**  
**Parking:** 40  
**Occupied:** N

**Bus/Com/Ind:** Commercial  
**Name of Business:**  
**Industrial Park Name:**  
**Lease Amount:** \$ /  
**Avg Rent/SqFt:** \$0

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

**Directions:** East on ZN, Left on Z, property on Right in about a mile

**Type Commercial:** Retail; Office(s); Special Purpose; Professional Service; Manufacturing; Storage; Other

**Heating/Cooling:** Natural Gas; Central Air; Forced Air

**Type of Business:** Church; Other

**Water/Waste:** Private Well; Septic System

**Location:** Free Standing

**Municipality:** Town

**# of Stories:** 1

**Miscellaneous:** Rest Rooms; Rec Facilities; Outside Storage; Office(s)

**Proximity to HWY:** 1-3 Miles

**Occupied:** Vacant

**Road Frontage:** Town/City Road

**Basement:** Partial

**Exterior:** Brick; Other

**Expenses Include:** None

**Roofing:** Composition

**Sale Includes:** Real Estate

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

**Documents:** Listing Contract; Seller Condition

**Truck Door Height:** No Truck Door

**Occupancy:** Immediate

**Remarks:** Incredible opportunity to own this valuable 5+ acres of real tests on the Prairie! Formerly a school, this 20,000 sq ft building could still be used as a school, corporate HQ, government office, etc...tons of options! This property also provides a great opportunity to tear down and develop. Any of the above listed options would be contingent on government approvals. 5+ acres right off os County Road Z offers great visibility. Told of parking space and green space also!

**Private Remarks:** There is some mold in some areas of the building. Real estate currently tax-exempt as it was a former school.

**Showing Information:** Vacant, easy to show.

**Inclusions:** None

**Exclusions:** Sellers personal property

**Excl. Agency Conract:** Y

**Broker Owned:** N

**Electronic Consent:** Yes

**Limited/Unserviced:** No

**Named Prospects:** N

**Listing Date:** 12/30/2024

**Expiration Date:** 06/26/2025

**Listing Office:** eXp Realty LLC: 556001

**Listing Agent:** Spenser Nickelatti : l83357

**LA Address:** 309 4th St S

**Ph:**

**Ph:** 608-498-1323 **Cell:**

La Crosse, WI 54601

**Fax:**

**Fax:** 888-249-2520

**LO License #:**

**URL:**

**Email:** [spenser.nickelatti@exprealty.com](mailto:spenser.nickelatti@exprealty.com)

**LA License #:** 83357-94

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Prepared by Spenser Nickelatti, on Monday, January 06, 2025 10:19 AM.