



**103 3RD St N  
City of La Crosse  
Wisconsin 54601**

**MLS #: 1906313  
Price: \$835,000**

## DESCRIPTION

SUPER LOCATION WITH EXCEPTIONAL EXPOSURE IN HISTORIC DOWNTOWN LA CROSSE: PRIOR DUBLIN SQUARE LOCATION, EXPOSURE TO 3RD AND MAIN STREETS W/PLENTY OF BOTH FOOT & CAR TRAFFIC. SOLID/ NEWER CONSTRUCTION (HARD TO FIND IN DOWNTOWN) WITH FULL BASEMENT, STATELY BRICK EXTERIOR & PARKING RAMP ACCESS. CURRENT FLOOR PLAN FEATURES: HARD TO FIND CLIMATIZED OUTDOOR DINING/ PATIO SPACE, MULTIPLE/VERSATILE ENTRY POINTS (3RD ST, MAIN ST, PARKING RAMP), 12' +/- CEILING HEIGHT, 2 RESTROOMS ON MAIN LEVEL (1-LOWER), 2 DISTINCT DINING AREAS, WELL PROPORTIONED BAR AREA, FRONT/ SIDE PATIO. LOWER LEVEL W/DUAL ENTRY (FRONT/REAR STAIRCASES) OFFERS: PLENTY OF FOOD PREP SPACE, 2 WALK-IN COOLERS, STORAGE/UTILITY/OFFICE SPACE OPTIONS. LOCATION, LOCATION, LOCATION!

## PROPERTY FEATURES

**Property Type:** Comm/Industrial

**Taxes:** \$10,648 / 2024

**Business Name:**

**Year Established:**

**Est. Total Sq. Ft:** 4,736

**Avg Ceiling Height:** Less than 8'; 11'-15'

**Truck Door Height:** No Truck Door

**Est. Year Built:** 1985

**Parking:** 0

**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

## DIRECTIONS

Southwest corner of 3rd St & Main St.

## CONTACT INFORMATION

**Dan Stacey, The Dan Stacey Team**

**RE/MAX Results**

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THE  
**DAN STACEY**  
TEAM



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