

Address: 3055 State Road 16 - La Crosse, Wisconsin 54601-1824 **Taxed by:** La Crosse **MLS #:** 1902550



Property Type: Comm/Industrial
Status: Active
Taxes: \$19,318
County: La Crosse
Seller Offers Concessions:

Est. Total Sq. Ft.: 5,000
Flood Plain: No
Occ. Permit Required:
Zoning: Commercial

Bus/Com/Ind: Commercial
Name of Business: Famous Daves
Industrial Park Name:
Lease Amount: \$12,300 / month
Avg Rent/SqFt: \$0

List Price: \$2,300,000
Tax Key: 017010315050
For Sale/Lease: For Sale Only
Est. Acreage: 0.77
Tax Year: 2023
Days On Market: 5

Est. Year Built: 1982
Year Established:
Parking: 46
Occupied: N

Sched. Gross Income: \$147,600
Gross Operating Inc: \$0
Net Operating Income: \$147,600
Total Operating Exp: \$0
Vacancy Allowance: \$

Directions: North on Hwy 16 from La Crosse, Property on Left just before Onalaska

Type Commercial:	Retail; Special Purpose; Other	Heating/Cooling:	Natural Gas; Central Air; Forced Air
Type of Business:	Restaurant	Water/Waste:	Municipal Water
Location:	Free Standing; Business District; Near Public Transit	Municipality:	City
# of Stories:	1	Miscellaneous:	Pole Sign; Rest Rooms; Handicap Access; Handicap Equipped; Other
Proximity to HWY:	0-1 Miles	Occupied:	Not Vacant
Road Frontage:	State Road; High Visibility; Near Public Transit	Basement:	None
Exterior:	Brick	Expenses Include:	None
Roofing:	Metal	Licenses:	Food; Liquor; Malt Beverage
Avg Ceiling Height:	11'-15'	Sale Includes:	Real Estate; Lease
Truck Door Height:	No Truck Door	Documents:	Listing Contract; Seller Condition
		Occupancy:	See Listing Broker

Remarks: Prime opportunity to own highly desired real estate right along Highway 16. Own a turnkey building with a rock solid national tenant that has been a pillar restaurant in the community for decades. NNN lease in place and priced at a 6.4 cap rate. Lease with current tenant runs through February 2027. Over .75 acre lot with excellent visibility off of HWY 16 and tons of parking. Don't miss out on this investment opportunity!
Private Remarks: Sale is for Real Estate only, business not included. Monthly NNN lease of \$12,300/mo.
Showing Information: Aligned showing 24-48 hour notice required.
Exclusions: Tenants personal property

Excl. Agency Contract: Y	Broker Owned: N	Electronic Consent: Yes
Limited/Unserviced: No	Named Prospects: N	Listing Date: 12/26/2024
		Expiration Date: 06/26/2025
Listing Office: eXp Realty LLC: 556001	Listing Agent: Spenser Nickelatti : 183357	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@exp Realty.com	LA License #: 83357-94

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