

FOR SALE:

Business & Real Estate in Southeast Wisconsin
9140 & 9152 Cooper Road ▪ Pleasant Prairie ▪ WI 53158



Established Greenhouse / Nursery / Garden Center

Family-Owned nursery originally established in Evanston, IL in 1948 that began serving the Southeast Wisconsin and surrounding areas from this location in 1977.

This longstanding business has offered home-grown flowers, vegetable, herbs, trees, shrubs, and the materials needed for planting and finishing the landscape.

The annual Christmas Shop offers fresh-cut trees and poinsettias, along with custom wreaths and arrangements.

Strong existing wholesale business with many municipal and commercial accounts. Ownership willing to stay on for up to a year to facilitate a smooth transition of business.

Contact: Ralph Huszagh @ 847-977-9040 (Cell) / jcf.ralph@sbcglobal.net

JC FORNEY INC

REALTY

Serving Clients Since 1935
Commercial Real Estate Specialists

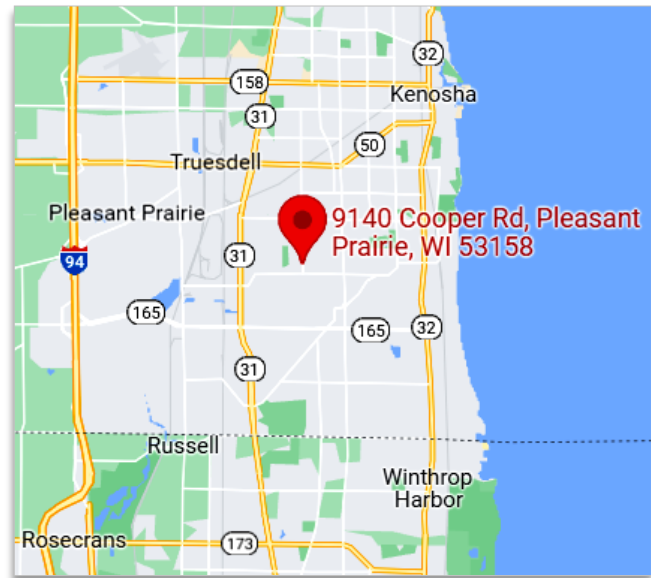
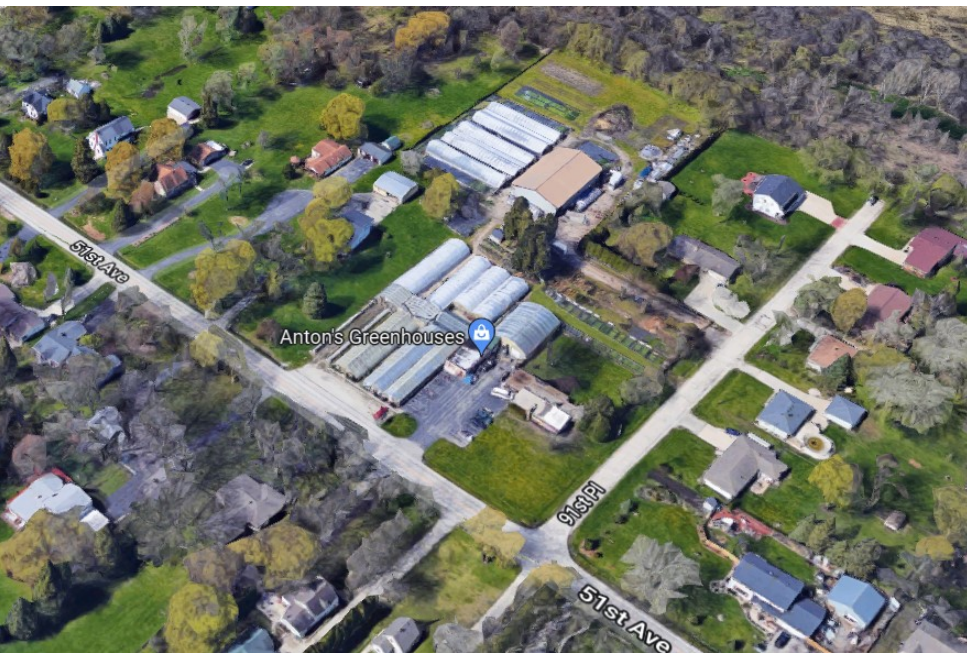
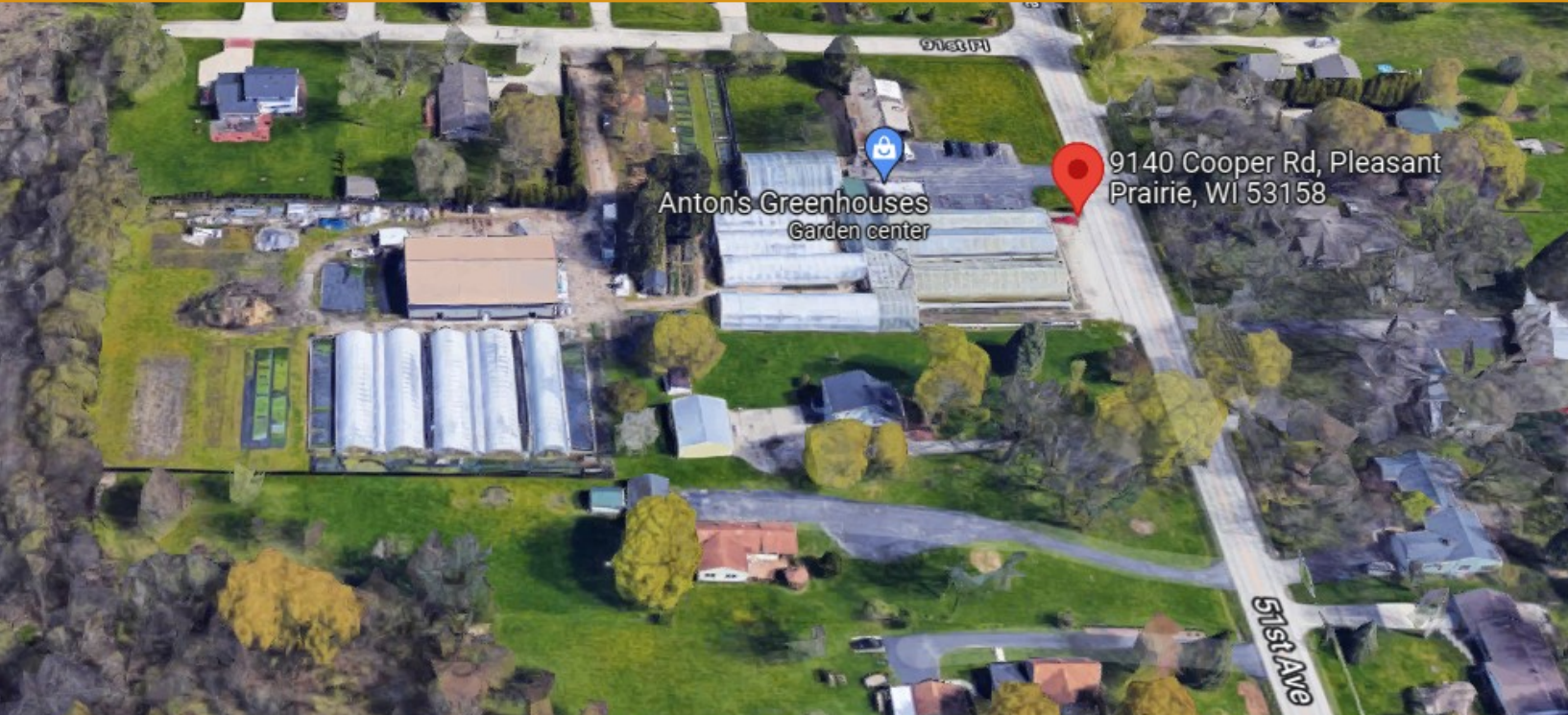
131 West Park Avenue • Libertyville • IL • 60048
www.jcforneyrealty.com
Office: (847) 362-2000

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions, and change without notice.

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[Google Maps Link:](#)

DIRECTIONS: Take Exit 347 from I-94 Tollway in Wisconsin, east on WI-165E/104th Street to Green Bay Rd., north to Dobbs Farm Rd. and 93rd St. to 51st St./Cooper Rd., north to 9140 and entrance on west side of street.

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BUILDINGS:

1. Morton Building - 4,860 Sq. Ft. with 2 overhead doors (12'x14' & 8'x8'), 16' clear height finished ceiling, heated, with plumbing, 200 Amp service.
2. Greenhouse space - Approximately 26,000 Sq. Ft. heated with water supplied by private well, small office/retail building, city sewer and water.
3. House - 1,439 Sq. Ft., 3 bedroom, 1 bath, full basement, city water and sewer, separate PIN so it can be spun off, approximately 2/3 acre land and has a 1,080 Sq. Ft. out building.
4. House - located on main parcel, 1,690 Sq. Ft., 3 bedroom, 1.5 baths, with basement, city sewer and water.

LAND: Approximately 4 1/3 acres, 3 curb cuts with over one acre of outside storage, partially fenced, currently about 20 car parking in front of office/retail building.

POWER: Approximately 800 Amps total service, 220 Volts.

BUSINESS: All assets, real estate, equipment, and customer lists included. Currently well over half of business is wholesale including multiple municipal & commercial accounts.

PURCHASE PRICE: \$800,000.00

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Morton Building #1



Greenhouse #2



House #4



House #3



Office/Retail

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STATE OF WISCONSIN BROKER DISCLOSURE

TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf, the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another Firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property the Firm or its Agents holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law, or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

- Material Adverse Facts, as defined in Wisconsin Statutes section 452.01 (5g), (see "Definition Of Material Adverse Facts" below).
- Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents):

(Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wisconsin Statute § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "Adverse Fact" is defined in Wisconsin Statute § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.