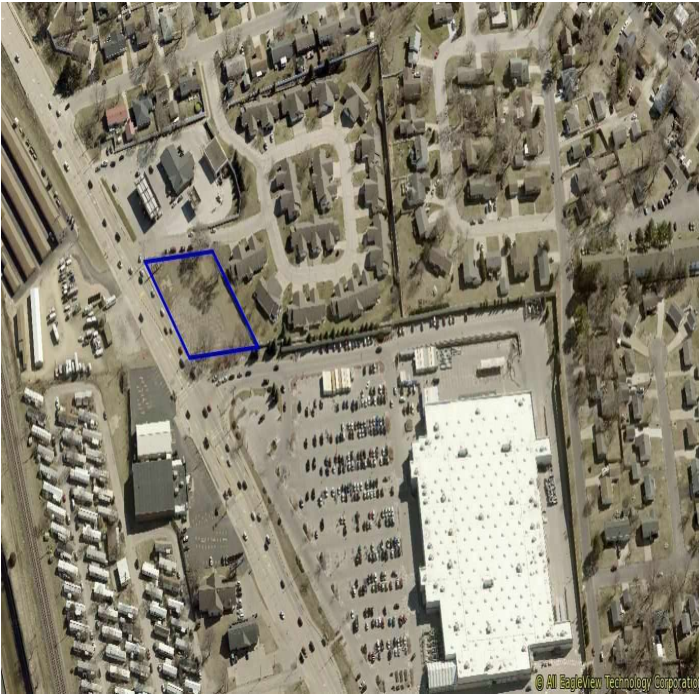


SALE / LEASE

1 ACRE PAD

0000 Mormon coulee rd La Crosse , WI 54601



OFFERING SUMMARY

Sale Price:	\$795,000
Lease Rate:	\$85,000.00 per year (Ground)
Lot Size:	1 Acres
Price / Acre:	\$795,000
Zoning:	Commercial
Traffic Count:	23,500

LOCATION OVERVIEW

1 acre of prime real estate is located Southbound on Mormon Coulee Road (highway 14/61) which leads to Madison Wi and Highway 35/53 which follows the Mississippi River down to the boarder of Iowa (Lansing) Prairie Du Chien and eventually Illinois. Walmart super center with signalized intersection on the north side of the property and Kwik Trip convenience store with carwash on the south side.

PROPERTY HIGHLIGHTS FOR SALE OR FOR LEASE

- 85,000 annual starting ground lease rate
- traffic counts over 23000 daily
- Going home side of the road.
- Sale price \$795,000
- Level lot
- Signalized intersection
- Walmart Supercenter
- Regional Gas Station
- Billboards convey with sale bring in \$2000+monthly

Cathy Fox
(608) 386-8115



**COLDWELL BANKER
COMMERCIAL**
RIVER VALLEY

SALE / LEASE

1 ACRE PAD

0000 Mormon coulee rd La Crosse , WI 54601



PROPERTY DESCRIPTION

Prime Location on Mormon Coulee Road between Walmart super center and Kwik trip Southbound (going home side of the road). Perfect location for quick server drive thru restaurant of any kind or stand alone building with multiple or single tenants. Property is also available for ground lease.

SITE DESCRIPTION

Zoned Commercial with permitted use's :

- a. Retail businesses.
- b. Wholesale businesses.
- c. Offices.
- d. Service industry businesses.
- e. Warehouses under 100,000 square feet not to exceed 2 stories in height.
- f. Commercial animal establishments.

Many employee's from the surrounding rural area's commute to La Crosse for work:

Job Market and Economy:

Healthcare and Education: La Crosse is home to Gundersen Health System, a major regional healthcare provider, creating numerous employment opportunities in the medical field. The presence of Viterbo University and the University of Wisconsin-La Crosse also contributes to the local economy and provides jobs in education and related sectors.

Manufacturing and Logistics: The city has a diverse industrial base, including manufacturing and logistics companies, which contribute to employment opportunities beyond the healthcare and education sectors. This diversification helps to create a more resilient local economy.

Growing Tech Sector: While not as prominent as in some larger metropolitan areas, La Crosse shows signs of a growing technology sector, presenting additional opportunities for skilled professionals in this field. This emerging sector indicates potential for future growth and diversification of the local economy.

5000-12,000 workers drive through this area of La Crosse to get to the Hospitals, Universities and Manufacturing jobs in the Coulee Region.

The La Crosse area is surrounded by the Mississippi River and many Bluffs that leave limited access to La Crosse, funneling all traffic from rural area's right past this location.

Don't miss out on your opportunity to capture some great business.



Cathy Fox
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RIVER VALLEY