

# FOR SALE

10,000+ SQUARE FOOT  
HISTORIC SCHOOL  
WITH GYMNASIUM



940 COUNTY ROAD E, LIVINGSTON

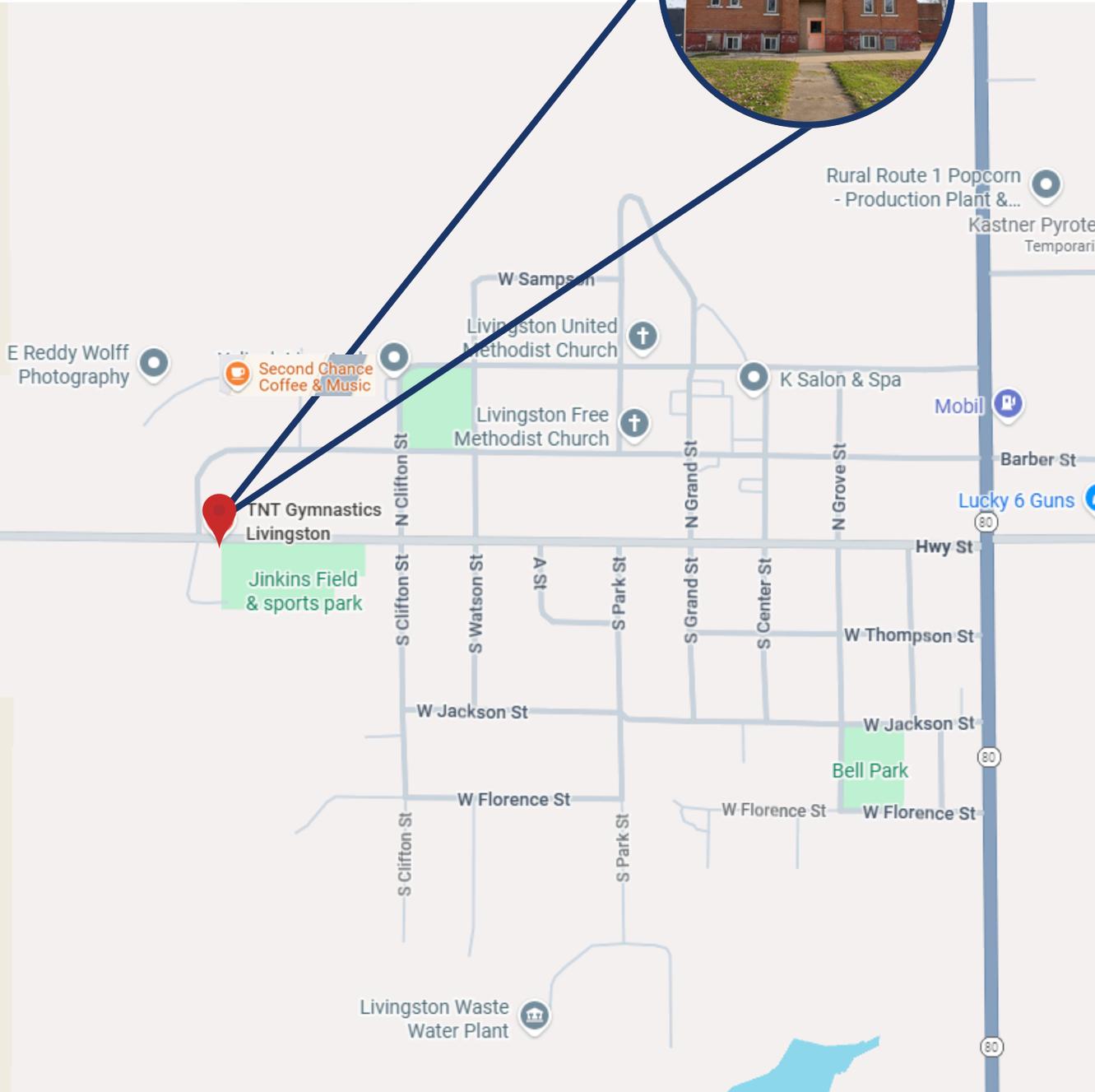
# PROPERTY DETAILS

<b>TOTAL SQUARE FOOTAGE:</b>	10,000+ SQUARE FEET
<b>ACREAGE:</b>	1.05 ACRES
<b>YEAR BUILT:</b>	ORIGINAL SCHOOL - 1920 GYMNASIUM - 1945
<b>BATHROOMS:</b>	TWO LOCKERS ROOMS WITH CHANGING STALLS, SHOWERS, AND FIVE BATHROOM STALLS
<b>GYMNASIUM:</b>	50' X 80' TWO STORY GYMNASIUM WITH BALCONY
<b>ZONING &amp; USAGE:</b>	COMMERICAL G2 ZONING
<b>PARKING &amp; ACCESSIBILITY:</b>	ONSITE PARKING WITH 20+ PARKING STALLS
<b>PROPERTY HISTORY:</b>	THE LIVINGSTON HIGH SCHOOL WAS CONSTRUCTED IN 1920, TO REPLACE THE ORIGINAL SCHOOL HOUSE. IN 1945, A TWO-STORY GYMNASIUM WAS ADDED TO THE SCHOOL. AROUND 1992, THE PROPERTY WAS CONVERTED INTO A GYMNASTIC TRAINING FACILITY, WHICH IT REMAINS TODAY.





# LOCATION



MONTFORT, WI

4 MILES

MINERAL POINT, WI

15 MILES

FENNIMORE, WI

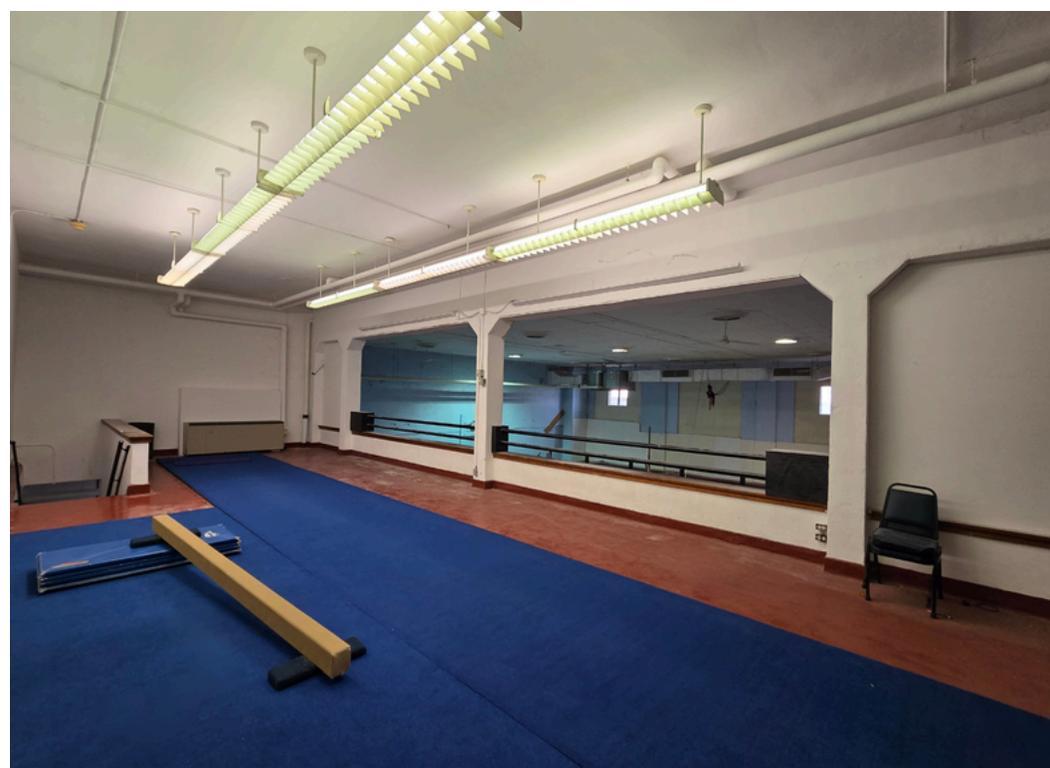
15 MILES

DODGEVILLE, WI

20 MILES

DUBUQUE, IA

35 MILES





# PROPERTY FEATURES

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- 10,000+ Square Feet
- 1.05 Acre Lot Adjacent to Jinkins Field & Sports Park
- 50' x 80' Two Story Gymnasium with Balcony, Office Space, and Locker Rooms
- Gymnasium Roof Installed 2015
- Main School Metal Roof Installed 2017
- Two Boilers Provide Radiant Heat to the Gymnasium, Balcony, Office Space, and Locker Rooms
- 25+ Onsite Parking Stalls

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**940 COUNTY ROAD E**  
**LIVINGSTON, WI**