

**Commercial/Industrial**  
**1578658Active**  
**Recent: 02/18/2024 New Listing**

**232 E Springer Avenue**  
**Elmwood, WI 54740**

**L \$995,000**



Type: **RE Only**  
Lot Size: **376 x 269 x**  
Acreage: **2.36**  
Taxes/Yr: **\$0.00 / 2023**  
Tax ID: **122010390500**  
Addtl Tax IDs: **122010390700, 122010110900**  
Water: **City-Water**  
Sewer: **City Sewer**  
Serv Amps:  
3-Phase Power:  
Sprinkler:

County: **Pierce**  
Area: **20 - Dunn Cnty/All Others**  
Twp:  
Building Dim:  
Apx Fin AG: **28,549**  
Apx Fin BG: **0**  
Apx Fin SqFt: **28,549**  
Parking Area:  
Terms:  
Waterfront: **No**

School District: **Elmwood**  
Other Buildings:

Sidewall Ht:  
Current Occupant:

Restrictive Cov:  
Common:

Water Front Type:  
Lake/River Name:  
Lake Size:  
Waterfront Elevation:

Water Front Ft:  
WtrFrnt Access:  
Water View:  
RoadBtwWtrfrnt:

Seasons: **4 Season**  
Lake Depth:  
Slope:

Sub-Type: **Other-See Remarks**  
Exterior Feat:  
Interior Feat:

Basement: **None, Other-See Remarks**  
Heating: **Forced Air, Hot Water**  
Fuel Source:  
Occupancy: **At Closing, Negotiable**  
Showing: **Lockbox-Combination, UseShowingTime**  
Internet:

Cooling: **Central, Mini Split**  
Foundation:  
Exterior Const: **Brick**  
Roads: **Asphalt, Street-City**  
Zoning:

Directions: **Coming from Menomonie I94, travel south on County Hwy 25 to Downs ville then head west on County Hwy 72 to Elmwood, Hwy 72 turns into Race Avenue to North on Public/County P turn East on Springer Avenue. Rock on site says Heritage.**

Remarks: **Spacious commercial investment opportunity awaits! Formerly used as a nursing home and medical clinic facility, this brick building boasts over 28,000 sqft and could accommodate a variety of uses beyond care facilities (such as renovating to housing, a temperature controlled storage facility, and more)! The current layout has a front vestibule entry, reception area, private office, common area living room and 5 wings set up as 33 resident rooms, plus several common spaces, a back area that was once a commercial kitchen, and a prior medical clinic. The clinic space is set up with a waiting room, reception area, two public restrooms, lab, staff restroom, X-Ray room, five exam rooms, one procedure room, and two offices. There is an additional building with an unfinished basement, previously used as additional storage. New furnace system installed within the past couple years. Ample paved parking (aprox 37 spaces). Come explore the possibilities!**

Legal:

Condition Report: **Yes**

Seller Financing: **No**

Seller Fin Remarks:





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