

## ALL FIELDS DETAIL



<b>MLS #</b>	22234315	<b>Sale/Rent</b>	For Sale
<b>Class</b>	Commercial/Industrial	<b>Present Use</b>	Business
<b>Type</b>	Real Estate For Sale	<b>Building Sq Ft</b>	5001-10000
<b>Area</b>	Stevens Point	<b>Land Sq Ft</b>	20001-50000
<b>Asking Price</b>	\$319,900	<b># of Buildings</b>	1
<b>Address</b>	3308+3310 CHURCH STREET	<b>Number of Units</b>	2
<b>City</b>	Stevens Point		
<b>State</b>	WI		
<b>Zip</b>	54481		
<b>Municipality</b>	Stevens Point, City of		
<b>County</b>	Portage County		
<b>Status</b>	Active		



## GENERAL

<b>Total Sq Ft</b>	8979	<b>Parking</b>	on Site
<b># of Stories</b>	1	<b>Rail SV</b>	N
<b>Number of Acres</b>	0.56	<b>DBA</b>	LsBlancs South Side
<b>Age</b>	77	<b>Covenants/Restrictions</b>	NO
<b>Year Built</b>	1946	<b>Associated Document Count</b>	4
<b>Tax PIN #</b>	2308.04.3012.02	<b>Max Contiguous Acreage</b>	56
<b>Tax Amount</b>	\$5,638.65	<b>Directions</b>	Church St and Nebel St
<b>Tax Year</b>	2023		
<b>Sprinklered (Y/N)</b>	NO		
<b>Ceiling Height (Min)</b>	8		
<b>Ceiling Height (MAX)</b>	12		
<b># of Entry Doors</b>	5		
<b># of Overhead Doors</b>	3		
<b>Sq Footage Service:</b>	820		
<b>Sq Footage Warehouse:</b>	5,313		
<b>Sq Footage Retail:</b>	2,591		
<b>Sq Footage Office:</b>	255		
<b>Listing Office 1 - Office Name and Phone</b>	eXp - Elite Realty - phone: 715 -347-3600		
<b>Agent - Agent Name and Phone</b>	ELITE REALTY TEAM - TODD REILLY & TIFFANY BROECKER		
<b>Listing Agent 2 - Agent Name and Phone</b>	TODD R REILLY - Phone: 715 -340-8345		

## FEATURES

<b>CONSTRUCTION</b>	<b>COOLING</b>	<b>LICENSES</b>	<b>DOCUMENTS ON FILE</b>
Concrete Block	Central	None	Seller Condition Report
<b>ROOF</b>	<b>MISCELLANEOUS</b>	<b>POSSIBLE USE</b>	<b>LEASE TYPE</b>
Membrane/Rubber	Gas Hot Water Heater	Retail	None
<b>OCCUPANT</b>	Inside Storage	Office	<b>ELECTRICAL/COMMUNICATIONS</b>
Owner	Display Window	Business	200 AMP
Vacant	High Traffic Location	Warehouse	<b>ZONING</b>
<b>PARKING</b>	Highway Access	Automotive	Commercial
Paved	Signage Available	Mixed Use	<b>BASEMENT</b>
Private	<b>LOCATION</b>	Mini Self Storage	Partial
Blacktop/Asphalt	Business District	Beer/Liquor	
<b>HEAT TYPE</b>	Free Standing	Catering	
Forced Air	Corner	Distributorship	
<b>FUEL TYPE</b>	<b>WATER/WASTE</b>	Graphic/Print Shop	
Natural Gas	Municipal Water	Laundromat/Dry Clean	
	Municipal Sewer	Light Manufacturing	

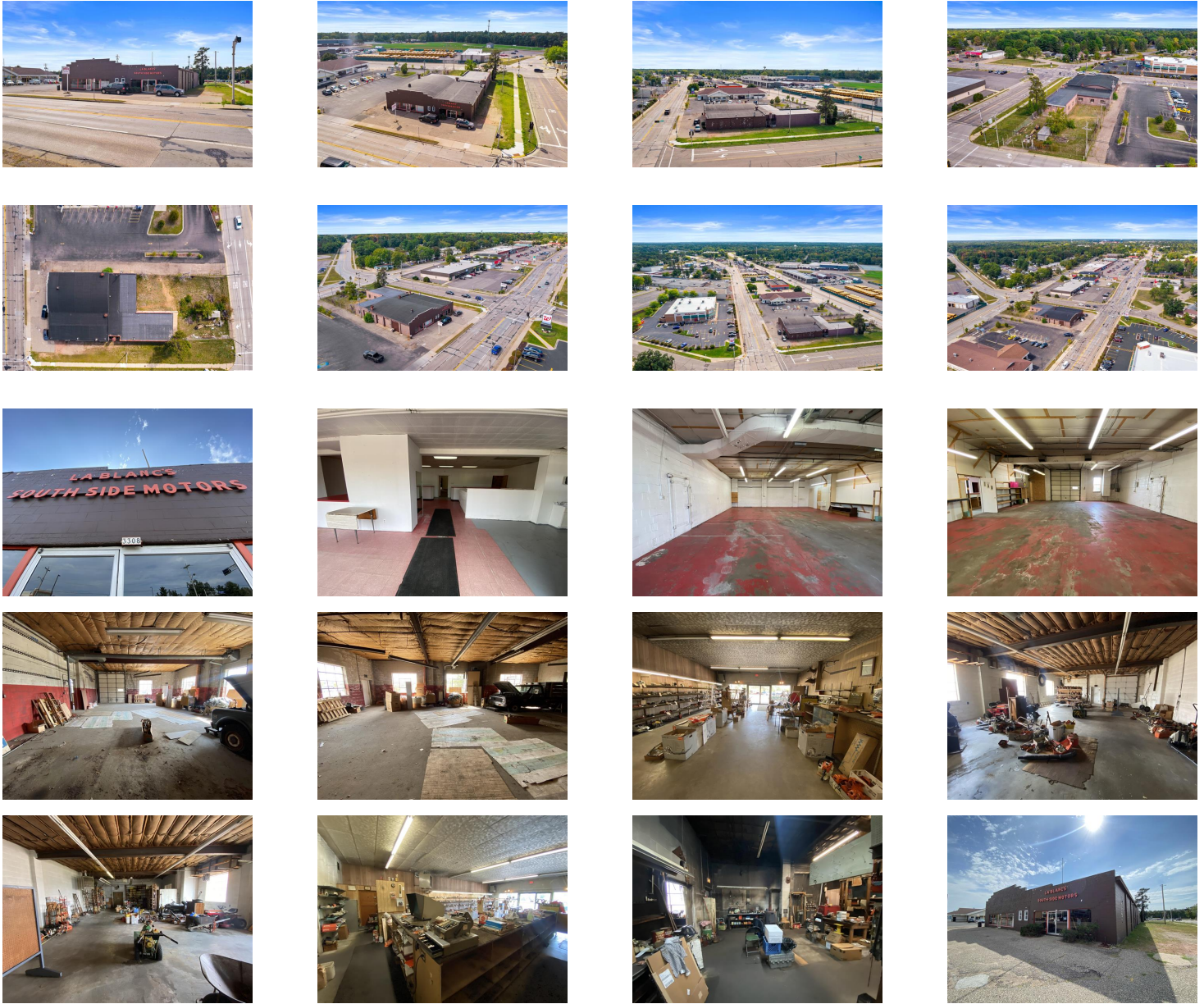
## REMARKS

**Remarks** Locate your business across from Walgreens and next to Sudzee Car Wash. This property has many possibilities from retail to manufacturing and more. High visibility location at the controlled intersection of a prime corridor with estimated daily traffic counts of 12,000. The entire building is divided into two separate units with a combined sq ft of 9,500+. The building consists of many rooms of various sizes, high ceilings, numerous overhead furnaces for zone control heating, show room, workshop, offices, several bathrooms and multiple garage bays with numerous OH garage doors up to 11 ft high offering multiple entry points. Staircase to the attic and partial basement provide additional storage space. Behind the building, a large undeveloped portion of the lot has potential for additional parking.

**ADDITIONAL REMARKS**

**Additional Remarks** Owner of LaBlanc's Southside Motors owns the entire building and has occupied the north unit for over 35 years but is now retiring. The south unit is currently vacant but was most recently leased by a motorcycle dealer that utilized the showroom and repair shop. Suggestions for possible uses include: Auto detailing, engine service & repairs, ATV/UTV service, snowmobile or boat shop, quick lube, refrigeration, HVAC/heating, plumbing, sign/print shop, wood/metal/glass working, warehousing, storage and more. The possibilities are only limited by your imagination. Buyer to verify intended use with Stevens Point Zoning.

**ADDITIONAL PICTURES**



**DISCLAIMER**

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