

# For Sale



## HIGHLIGHTS:

- Business and real estate for sale
- 43,000 SF of building space on 7.83 acres
- Prime location on WI-21 and 73
- Includes buildable site with water frontage
- 4 buildings - Retail/Showroom, Repair shop, (2) Warehouse/Storage



 **W7488 Wisconsin 21, Wautoma, WI 54982**

## Additional Information

- 0.5 miles from Silver Lake
- Built in 1996 - upgraded in 2005
- Price is for land, buildings, and business only
- Listing includes 5 separate parcels



## List Price

# \$1,500,000

**David Baehr**  
Broker, ABR, RRS



608.213.6686



david@baehrinc.com



www.baehrinc.com



202 W. Main Street, Sun Prairie, WI 53590

# Description



Unearth an amazing opportunity in Wautoma, Wisconsin—a marine and sports shop nestled on a prime 7.83-acre commercial property. Boasting an impressive 474 feet of street frontage along state road 21 & 73 and situated less than half a mile from Silver Lake, this property enjoys an ideal location. The versatile land comprises a retail/showroom building, expansive warehouse and storage areas featuring generous overhead doors, and even a convenient repair shop. Moreover, this property beckons with expansion potential, offering a buildable site with pond frontage, setting the stage for limitless opportunities. Contact us today to lay claim to this remarkable property, tailor it to your unique vision, and set sail on your business journey. \*Bldg square footage is estimated\*

## Details

Asking Sale Price .....	<b>\$1,500,000</b>	Property Type .....	<b>Commercial</b>
# of Buildings .....	<b>4</b>	Year Built.....	<b>1996</b>
Building SF .....	<b>43,000</b>	Parking .....	<b>Paved, Gravel</b>
Lot Size (acres) .....	<b>7.830</b>	APN .....	<b>Multiple (see pictures for descriptions)</b>

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## Parcel Details

1. 008-00113-0100  
0.650 acres
2. 008-00113-0210  
2.430 acres
3. 008-00113-0220  
3.130 acres
4. 008-00113-0230  
1.240 acres
5. 008-00113-0240  
0.380 acres



Total: 7.83 acres

## Building Details

1. Sales floor/Showroom  
~ 12,100 SF
2. Service/Rental/Office  
~ 600 SF
3. Repair shop  
~ 2,300
4. Warehouse/Storage  
~ 13,260 SF
5. Warehouse/Storage  
~ 13,260 SF



Total: 41,520 SF

















