

ALL FIELDS CUSTOMIZABLE



MLS # 22604683
Class Commercial/Industrial
Type Real Estate For Sale
Area Wisconsin Rapids
Asking Price \$1,450,000
Address 2321 W GRAND AVENUE
City Wisconsin Rapids
State WI
Zip 54495
Municipality Wisconsin Rapids, City of
Status Active

Sale/Rent For Sale
Present Use Office
Building Sq Ft 20001+
Land Sq Ft 50000+
Zoning B-2 General Commercial



GENERAL

Agent - Agent Name	TEAM KITOWSKI	Listing Office 1 - Office Name and Phone	KPR BROKERS, LLC - SHOWINGS: 800-746-9464
Agent - Phone Number	Cell: 715-598-6367	Listing Office 1 - Phone Number 2	OFFICE: 715-598-6367
Agent - License ID	52728-90	Listing Office 1 - License ID	937722-91
Listing Agent 2 - Agent Name and Phone	MARK KITOWSKI - Phone: 715-498-2447	Listing Office 2 - Office Name and Phone	KPR BROKERS, LLC - SHOWINGS: 800-746-9464
Listing Agent 2 - License ID	52728-90	Listing Office 2 - License ID	937722-91
Total Sq Ft	36918	EXA: Y/N	N
Lot Size	8.09 acres	EXC: Y/N	N
County	Wood County	Age	53
Tax Amount	33,351.86	Year Built	1973
Tax PIN #	3401190	Limited Service	No
Tax Year	2025	Associated Document Count	3
Annual Rent	\$50,000.	VOW Include	Yes
# of Overhead Doors	2	VOW Address	Yes
Listing Date	9/14/2026	VOW Comment	Yes
Update Date	9/22/2026	VOW AVM	Yes
Status Date	9/21/2026	Days On Market	8
HotSheet Date	9/21/2026	Cumulative DOM	8
Price Date	9/21/2026	IDX Include	Yes
Input Date	9/21/2026 2:12 PM		
General Date	9/14/2026		
Listing Is Primary In	Central		

FEATURES

CONSTRUCTION	OCCUPANT	MISCELLANEOUS	WATER/WASTE
Brick	Long Term Tenan	Electric Hot Water Heater	Municipal Water
Stucco	Owner	Utility Separate Meter	Municipal Sewer
	PARKING	Inside Storage	POSSIBLE USE
	Common	Fire Alarm	Office
	Paved	Sprinkler System	Business
	HEAT TYPE	Security System	Warehouse
	Forced Air	Fencing	Industrial
	FUEL TYPE	High Traffic Location	Manufacturing
	Natural Gas	Handicap Access	Mixed Use
	COOLING	High Visibility	Other
	Central	Kitchen Area	ELECTRICAL/COMMUNICATIONS
		Landscape Sprinkler	3 Phase
		Public Rest Room	200 AMP
		Reception Area	
		Smoke Detectors	

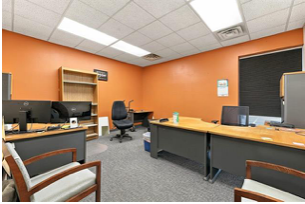
FINANCIAL

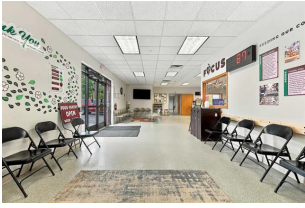
Directions L corner W Grand and 25th
 Original Price \$1,450,000

REMARKS

Remarks Gigantic office space available in the City of Wisconsin Rapids! With almost 37,000 square feet, your business is sure to grow, succeed and thrive! With a huge front reception space, 10+ offices, a large bullpen/conference room, two banquet halls, an expansive parking lot for employees, customer and clients, a spacious break room and kitchen, the business opportunities are ENDLESS! Located on the exceptionally busy West Grand Avenue and near the industrial park, your business is sure to be seen by thousands! In addition, there is also a long term tenant on the property, immediately contributing to your ROI. This outstanding building has been well taken care of and has seen plenty of updates including (per the assessor data card) plumbing, electrical, an interior remodel and so much more! This type of property does not come around very often, claim your opportunity today!

ADDITIONAL PICTURES





DISCLAIMER

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