



<b>1975658</b>	<b>Active</b>	<b>Business/Comm</b>	<b>Price:</b>	<b>\$3,250,000</b>
<b>23108-23158 Aspen Avenue</b>	<b>#</b>	<b>Town</b>	<b>Lincoln</b>	<b>U14</b>
<b>Warrens WI 54666</b>		<b>County:</b>	<b>Monroe</b>	
<b>Trade Name:</b>	<b>K &amp; S Cranberry</b>	<b>Units in Bldg:</b>	<b>3</b>	
<b>RE For Sale:</b>	Yes	<b>Ann Rent/SqFt:</b>	\$ 0.00	
<b>Bus for Sale:</b>	Yes	<b>Bldg Gross SqFt:</b>	11,280	<i>Seller</i>
<b>Lease Only:</b>	No	<b>Net Leasable SqFt:</b>	11,280	
<b>Approx Bldg Dim:</b>	102X40	<b>Onsite Parking:</b>	0	
<b>Year Built:</b>	1993	<b>Assessor</b>	<b>Parking Fees/Mo:</b>	\$ 0
<b>Street Frontage:</b>	660		<b># of Stories:</b>	1
<b>Open House:</b>				<a href="#">Click M for Map:</a>
				<a href="#">Documents (if any):</a>
				<a href="#">Calculate Payment:</a>

From Warrens, West on Aspen Ave

<b>Unit:</b>	<b>Lease Type:</b>	<b>Lse Exp Date:</b>	<b>Renew Op:</b>	<b>Annual Base Rent:</b>	<b>Annual Rent/SqFt:</b>	<b>Other Fees/SqFt:</b>	<b>Gross SqFt:</b>
1	0	0		\$ 0	\$ 0.00	\$	0
2				\$	\$	\$	
3				\$	\$	\$	

**Gross Op Inc:** \$ 0      **Net Taxes:** \$ 6,749 / 2023      **Est. Acres:** 63.24 *Assessor*  
**Ann Op Exp:** \$ 0      **Parcel #:** multiple      **Lot Dim:**  
**Net Op Inc:** \$ 0      **Year:** 0      **# Loading Docks:** 0      **Zoning:** comm  
**Ceiling Hgt Min:** 10      **Max:** 12      **Industrial Park:**

**Included:** Parcels 024-00144-000, 024-00145-5000 and 024-00143-0000

**Excluded:**

<b>Type</b>	Manufacturing, Warehouse, Industrial, Recreation, Motel/Hotel /Bed & Brkfst, Shopping center/StripMall, Apartment building, Vacant land, Campground, Self storage	<b>Building Parking</b>	No Parking
<b>Location</b>	Business district	<b>Sale Includes</b>	Other
<b>Present Use</b>	Vacant land	<b>Lease Type</b>	None
<b>Exterior</b>	Aluminum, Other	<b>Tenant Pays</b>	N/A
<b>Roofing</b>	Metal	<b>Miscellaneous</b>	Waterfront
<b>Heating/Cooling</b>	Other	<b>Occupancy</b>	Owner
<b>Fuel</b>	Liquid propane		
<b>Water/Waste</b>	Well, Non-Municipal/Prvt dispos		
<b>Features</b>	Overhead doors		

63 acre Prime Development Opportunity-Monroe County. Just off of I94, across from Three Bears Resort and adjacent to a County Forest. Currently a cranberry bog with commercial buildings, high capacity well, 9 acre pond and a residence on a 5 acre lot. Possible future uses include subdivision, golf course, water park, vineyard, outdoor adventures, hotel or casino. The property has also been reviewed as a Frac Sand Pit with a proposed reclamation plan.

**Sold Price:**

**Seller Concessions**

**Closing Date:**

*This information provided courtesy of:* First Weber Inc

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