



1975658 **Active** **Business/Comm** **Price: \$3,250,000**

23108-23158 Aspen Avenue # **Town** Lincoln U14

Warrens WI 54666 **County:** Monroe

Trade Name: K & S Cranberry **Units in Bldg:** 3


RE For Sale: Yes **Ann Rent/SqFt:** \$ 0.00


Bus for Sale: Yes **Bldg Gross SqFt:** 11,280 *Seller*


Lease Only: No **Net Leasable SqFt:** 11,280

Approx Bldg Dim: 102X40 **Onsite Parking:** 0

Year Built: 1993 *Assessor* **Parking Fees/Mo:** \$ 0

Street Frontage: 660 **# of Stories:** 1 **Click M for Map:** 

Open House: **Documents (if any):** 

Calculate Payment: 

From Warrens, West on Aspen Ave

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

Gross Op Inc: \$ 0	Net Taxes: \$ 6,749 / 2023	Est. Acres: 63.24 <i>Assessor</i>
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:		

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