

**8500 S LOOP Road**  
**\$325,000**



**Town of Winchester, WI 54947-9574**

**Property Information**

|                                             |                                               |                                                                                             |
|---------------------------------------------|-----------------------------------------------|---------------------------------------------------------------------------------------------|
| <b>Class</b> Commercial                     | <b>Building SQFT</b> 2,972                    | <b>Zoning</b> Commercial                                                                    |
| <b>MLS #</b> 50270270                       | <b>Src Bld SF</b> Assessor/Public Record      | <b>COMMERCIAL TYPE</b> Automotive, Retail, Service                                          |
| <b>Lease Price per SqFt.</b>                | <b>IncPrdFarm</b> No                          | <b>EXTERIOR MAIN BUILDING</b> Metal                                                         |
| <b>Lease Price-Net/Gross</b>                | <b>BUILDING PARKING</b> Onsite Parking, Paved | <b>FOUNDATION</b> Slab                                                                      |
| <b>Status</b> Active-Offer No Bump          | <b>EstManuSF</b>                              | <b>HEATING/COOLING</b> Forced Air                                                           |
| <b>Type</b> For Sale Real Estate            | <b>Est Office SQFT</b>                        | <b>HEATING FUEL TYPE</b> Natural Gas, Other-See Remarks                                     |
| <b>County</b> Winnebago                     | <b>EstWrhsSF</b>                              | <b>LOCATION</b> Free Standing, Highway Nearby                                               |
| <b>School-District</b> Winneconne Community | <b># Public Restrooms</b> 1                   | <b>SALE INCLUDES</b> Customer List, Equipment, Franchise, Furniture, Inventory, Real Estate |
| <b>City (Mailing)</b> LARSEN                | <b># Private Restrooms</b>                    | <b>WATER</b> Private Well                                                                   |
| <b>Industrial Park Name</b>                 | <b>Acres Est</b> 1.70                         | <b>WASTE</b> Septic Holding Tank                                                            |
| <b>Restrictive Covenant(s)</b> No           | <b>Source-Acre</b> Assessor/Public Record     | <b>LOWER LEVEL</b> None                                                                     |
|                                             |                                               | <b>STORIES</b> 1                                                                            |

**Remarks** Operating Auto Repair and Service Station. Situated on a 1.7 acres offers room to expand located close to Hwy 45 and Hwy 10 Town of Winchester Winnebago County. Inclusions include some of the Equipment, Furniture and Fixtures. Offers 2 Furnaces 1 is run on Waste Oil, 3 Modine Heaters, 1 Hot Water Heater, 1 (9,000 lb) Auto Lift, 1 Alignment Rack and 1 pit with a Catch Basin.

**Directions** County Rd II and Loop Rd

**Inclusions**

**Exclusions**



**Prepared for you by:**

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Listing Courtesy of: **Century 21 Affiliated**