



ASKING PRICE

\$119,500

Historic Downtown Corner Building

220 MAIN ST E • ASHLAND, WI 54806

Corner of Main St E & 3rd Ave E

PRICE

\$119,500

BUILDING

1,344 SF

PRICE / SF

\$88.91

LOT

0.12 AC

BUILT

1913

ZONING

City Center

Investment Highlights

- ✓ **Prime corner location** at Main St E & 3rd Ave E with paved frontage, sidewalks and street lights
- ✓ **Low cost of entry** at \$88.91/SF with 2025 taxes of just \$2,151
- ✓ **Full lower level** adds space with a bathroom, two showers, sink and half bath
- ✓ **Flexible City Center zoning** allows retail, office, restaurant, studio, assembly and personal service
- ✓ **Ready-made layout** with private offices, an open room, full kitchen and multiple restrooms
- ✓ **Accessible and updated:** ramp, wide doorways, ADA grab bars, gas boiler, mini splits, fiber optic

The Opportunity

Built in 1913 as the clinic of Dr. J.M. Dodd, this solid brick corner building has served downtown Ashland for more than a century and is ready for its next chapter. The main level is set up for business from day one, and a full lower level adds valuable space for storage, staff areas or expanded operations.

City Center zoning allows a broad mix of uses, making this an ideal fit for an owner-user, a small business ready to put down roots, or an investor looking to reposition a historic downtown asset. **Bring your vision.**



Parcel outlined at the corner of Main St E & 3rd Ave E

Property Details

Property Type	Mixed-Use / Commercial
Current Use	Business Service (vacant)
Building Size	1,344 SF finished
Lower Level	Full basement
Lot	50 x 100 ft (0.12 AC)
Year Built	1913
Construction	Brick, frame/wood
Stories	1 plus full lower level
Ceiling Height	8-10 ft
Heat / Cooling	Gas boiler / ductless mini splits
Utilities	City water & sewer, Xcel Energy
Internet	Fiber optic
Parking	Off-street, gravel driveway
2025 Taxes	\$2,151.35
Parcel #	201-01624-0000
Terms	Cash, Conventional, SBA

Permitted Uses

Retail

Office

Restaurant

Studio

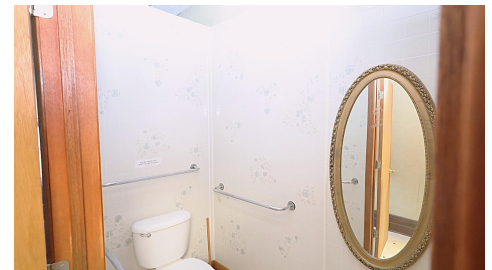
Assembly

Personal Service

...and more under City Center zoning. Buyer to confirm intended use with the City of Ashland.

BUILDING FEATURES

- ✓ Multiple private offices
- ✓ Open room / showroom area
- ✓ Full kitchen
- ✓ Multiple restrooms
- ✓ Wheelchair ramp & grab bars
- ✓ Wide doorways



Year built, square footage, lot dimensions and acreage are approximate and sourced from GIS mapping and field measurements. Zoning classification and permitted uses should be confirmed with the City of Ashland. Information deemed reliable but not guaranteed; buyer and buyer's agent to verify all information.