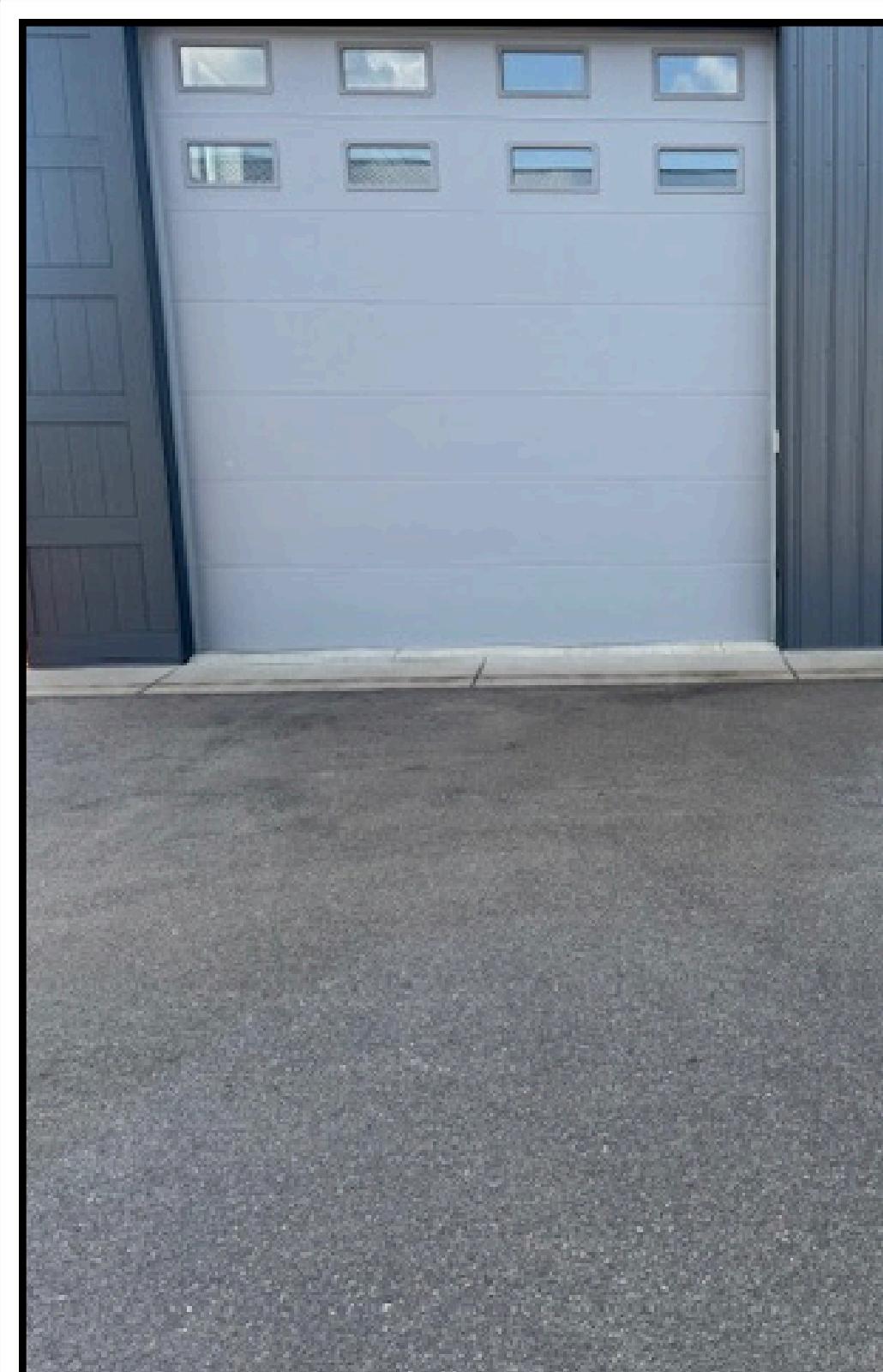




660 Dexter, Unit 312  
Prescott, WI 54021

**REMAX**  
COMMERCIAL®



## PROPERTY SUMMARY

Offering Price \$150,000.00

Building SqFt 1,123 SqFt

Year Built 2002

Lot Size (Acres) 0.026 AC

Parcel ID 271011785312

Zoning Type Industrial/Storage

County Pierce

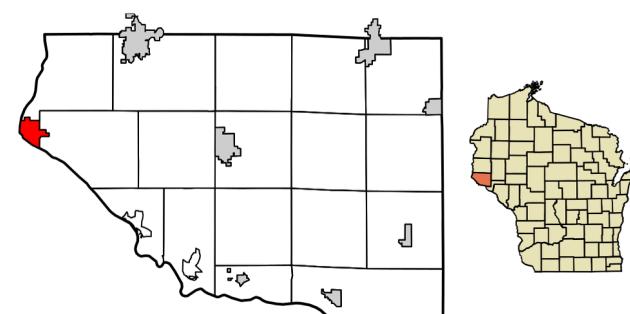
## INVESTMENT SUMMARY

Really nice Industrial Condo unit located just south of Prescott, WI on HWY 35. This newer facility offers 18ft clear units, tall enough to install car hoists. Great place to store and work on vehicles, or you can run your small business out of these Condos. This unit has a built-in bathroom.



# ABOUT PRESCOTT

Prescott is a city in Pierce County, Wisconsin, at the confluence of the St. Croix River and the Mississippi River. It is known for its river-based history, access to the Great River Road, and proximity to the Twin Cities metro area. With a population of around 4,300, it offers a blend of river town charm and suburban convenience, featuring parks, recreational activities, and a historic downtown area that includes the Great River Road Visitor and Learning Center.

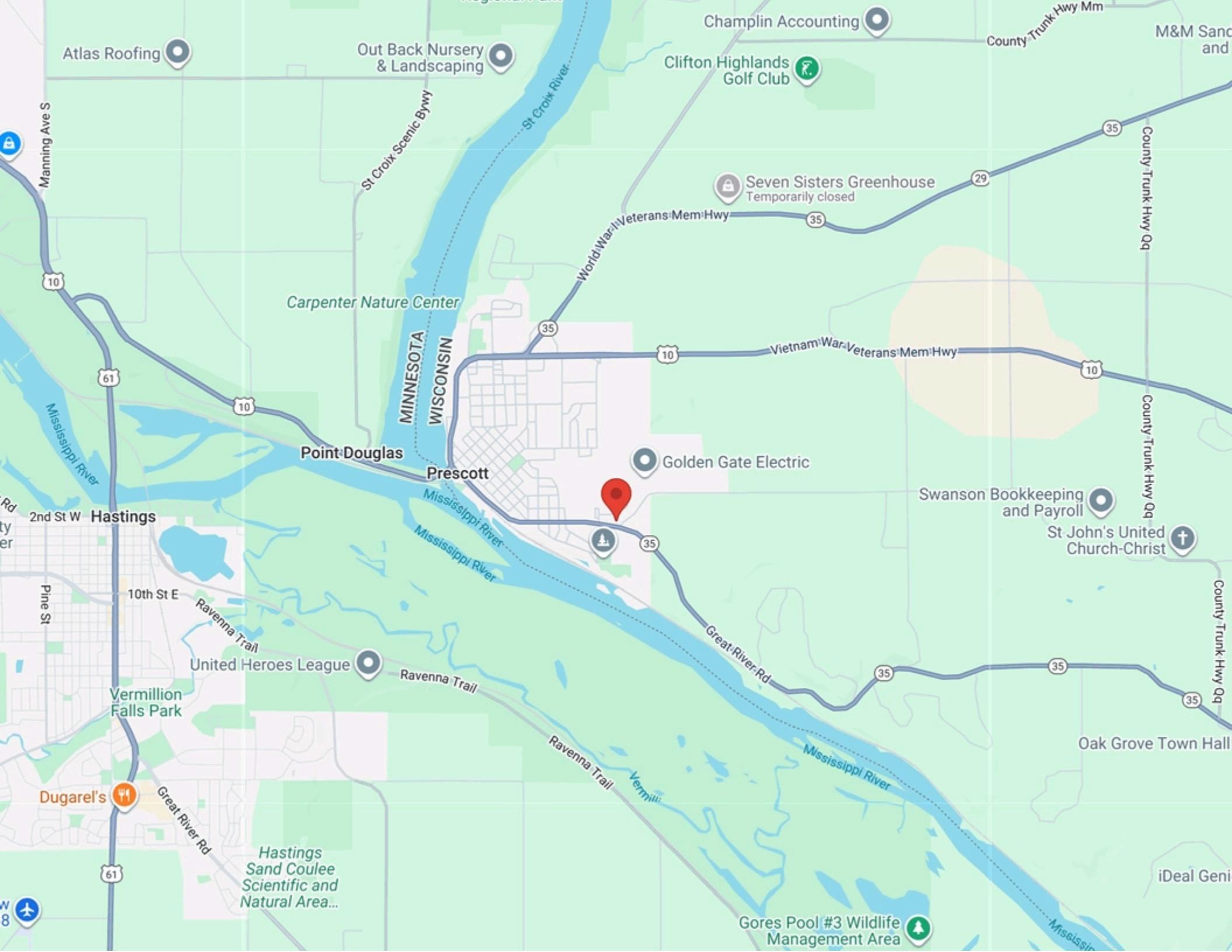


## CITY OF PRESCOTT

COUNTY PIERCE

AREA  
CITY 3 SQ MI  
LAND 2.6 SQ MI  
WATER 0.4 SQ MI  
ELEVATION 712 FT

## POPULATION



# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from CROSSTOWN COMMERCIAL and it should not be made available to any other person or entity without the written consent of CROSSTOWN COMMERCIAL.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to CROSSTOWN COMMERCIAL. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. CROSSTOWN COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, CROSSTOWN COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has CROSSTOWN COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE CROSSTOWN COMMERCIAL ADVISOR FOR MORE DETAILS.

## EXCLUSIVELY PRESENTED BY:



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