

CLASS A | OFFICE AND WAREHOUSE | 14,844 SF

118 3rd St E ASHLAND, WI

- OFFERING MEMORANDUM -



Wisconsin Commercial on Lake Superior

This Class A Office Space in thriving Ashland, WI is located three blocks from the marina and the shores of Lake Superior on highly traveled State Highway 13. Recently renovated in 2019, it offers key card access, 82 on-site parking spaces, 6,000 SF of flex/open space and a total of over 14,000 SF of indoor conditioned space, 12 private offices, video enabled conference rooms, and multiple other amenities.

While leased until 2025, the current tenants are willing to vacate early as needed, and the tenant is willing to leave all furniture, fixtures, and equipment.

This is truly a turnkey office space in a world-class setting.



Listed with Porter Realty
For more information, contact us at
(715) 292-6068 (office)
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Kevin Porter

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Ashland, Wisconsin

6,500 Average Daily Vehicle Count

Major Medical services

Wal-Mart, Larson-Juhl, H-Windows, Brettings Manufacturing, etc.

Northland College, 4-year University

Thriving Tourism Industry





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Endless Opportunities Await!



Warehouse



Multi-Family



Office Space



Conversion Projects

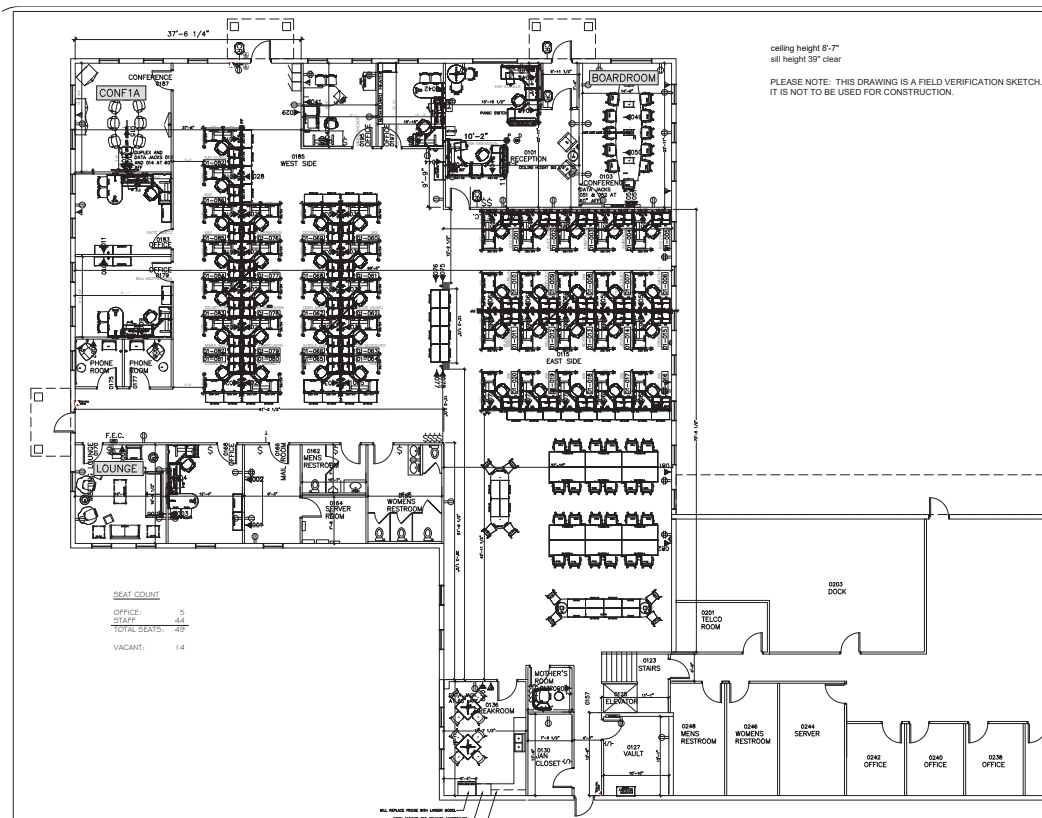


Retail



and more!





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118 3rd St E was completely rebuilt in 2000, with a total refurbish in 2019. Full list of amenities available including over 6,000 square feet of flex/open space, twelve private offices, two conference rooms, two server rooms, several mechanical rooms, a mother's room, a lounge, and two phone rooms. The entire property is fully handicapped accessible with a lift between the lower and raised section, fire suppression, fiber optic internet, completely upgraded electrical systems and a newly installed standby backup generator by Generac. Tenant lease runs through 2025.












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Sale Comparable Summary

Property	Year Built	Sale Price	Price/SF	SF
 421 Frenette Drive Chippewa Falls, WI 54729	1989	\$1,350,000	\$91	14,786
 825 Industrial Drive Augusta, WI 54722	2007	\$1,350,000	\$117	11,550
 2110 US Highway 12 Menomonie, WI 54751	1991	\$1,250,000	\$121	10,347
 200 Paper Place Kronenwetter, WI 54455	N/A	\$1,250,000	\$125	10,028
 5500 Friedeck Road Eau Claire, WI 54701	1986	\$1,200,000	\$81	14,786
 3131 Stein Boulevard Eau Claire, WI 54701	2007	\$1,175,000	\$135	8,684
 10208 Park Plaza Rothschild, WI 54474	1995	\$1,050,000	\$105	10,000

*Ashland, the heart and soul of
one of nature's greatest feats,*



*Chequamegon Bay on
Lake Superior.*

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PORTER REALTY

Connect with us for a customized proposal on your commercial property.

The Porter Realty team possesses expert knowledge in commercial operations, providing comprehensive guidance and support no matter the task.

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