



**515 S. 32nd Avenue**  
**Wausau, WI 54401**

### Property Features

- Located near Aspirus Hospital Complex and other medical facilities
- Main and lower levels have a passenger elevator
- Property has sustained some water damage, which has been mitigated and is ready for remodeling

### Details

Well-constructed building with large, unattached two-car garage. Built in 1978 as a physician's office/clinic.

<b>PRICE - REDUCED</b>	<del>\$449,000</del>	<del>\$444,000</del>	<b>\$439,000</b>
BUILDING SIZE	11,340 SF (5,670 SF PER LEVEL)		
ACRES	1.23		
ZONED	SMU - SUBURBAN MIXED USE		
PIN #	291-2907-331-0988		
2022 TAXES	\$25,055.19		
PARKING	50 SURFACE SPACES		

For more information:

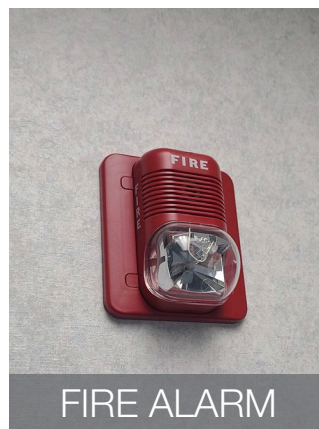
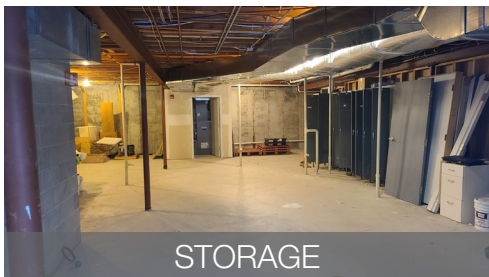
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## Exterior



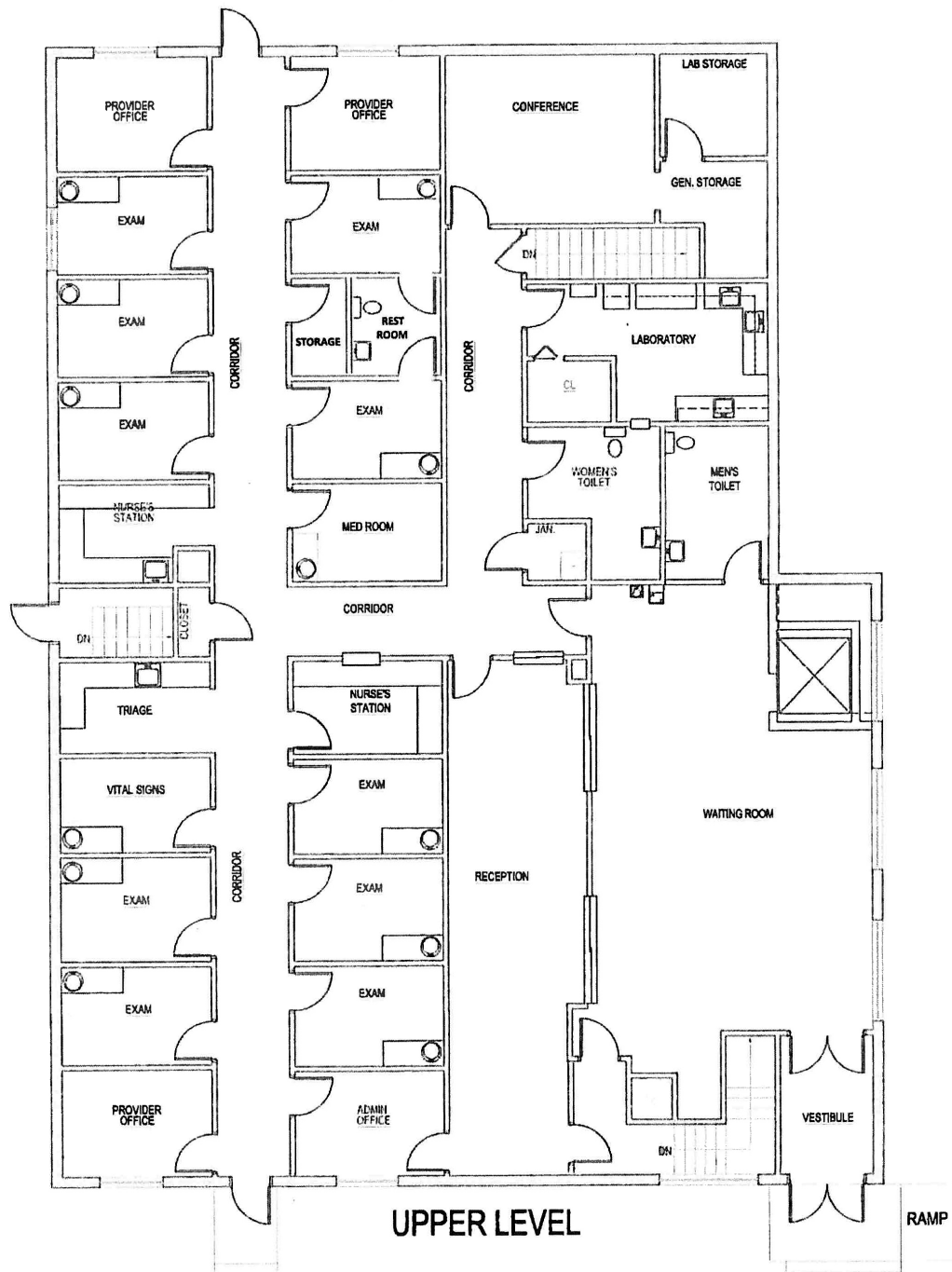
## Lower Level



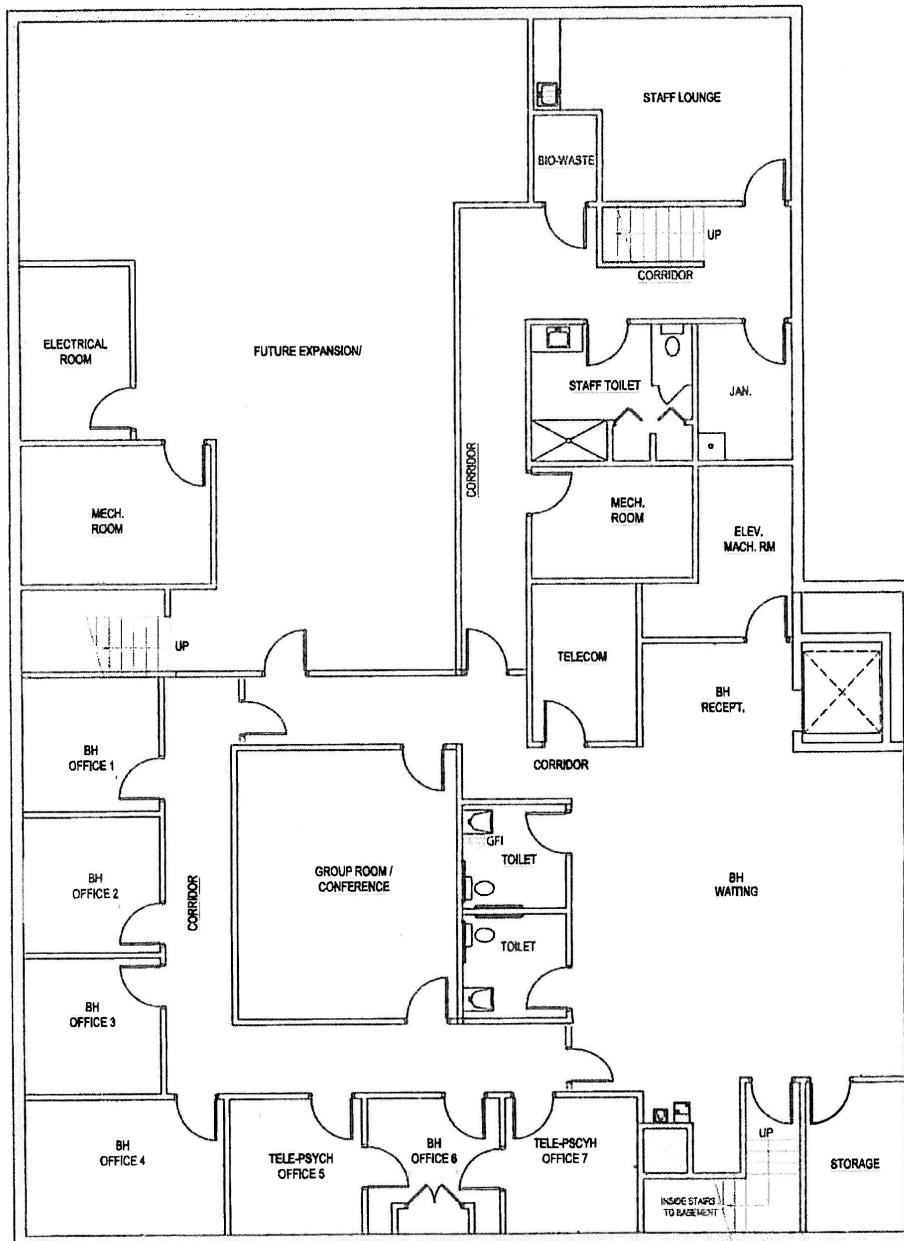
## Property Specifications

GENERAL DESCRIPTION	Medical clinic
BUILDING SIZE	Total: 11,340 SF
OFFICE CLASS	Class B
OFFICES	Main Floor: 4 Lower Level: 8
RECEPTION AREA / WAITING ROOM	Main Floor: 1 Lower Level: 1
EXAM ROOMS	Main Floor: 12 Triage: 1
ROOMS	Lab & Draw: 1 Nurse Stations: 3 Staff Lounge: 1 Staff Locker Room with Shower: 1
CONFERENCE ROOMS	Main Floor: 1 Lower Level: 1
RESTROOMS	5
NO. OF FLOORS	2
ELEVATOR	1 - passenger
GARAGE	1 detached
AGE/YEAR BUILT	1978
LOT SIZE	1.23 acres
STRUCTURE	Wood frame
ROOF	Material: Shingles Slope: Center peak
CEILING	Drop
FLOOR	Vinyl
ELECTRICAL SERVICE	Amp 400 Phase 3 Volt 220
UTILITIES - GAS SERVICE	Natural gas
UTILITIES - WATER SERVICE	Municipal - City of Wausau
UTILITIES - SANITARY SEWER	Municipal - City of Wausau
HVAC - HEATING	Forced air
HVAC - A/C	4 zones
LIGHTING	Florescent
PARKING	Asphalt - 50 spaces
LANDSCAPING/TOPOGRAPHY	Flat - landscaped
FIRE PROTECTION SYSTEM	Smoke & fire detection alarm system
SECURITY	Security intrusion system with low temperature detection
IT/TELECOM/DATA	High speed
CSM AVAILABLE	CSM 4-32
ASSESSED FMV	\$980,000 - \$1,105,900
TAX ID/PIN	291-2907-331-0988
TAXES - 2022	\$25,055
HANDICAP ACCESSIBLE	Features full wheelchair access, Handicap restrooms
ZONING	SMU - Suburban mixed use

## Floor Plan Layout for Upper Level



## Floor Plan Layout for Lower Level



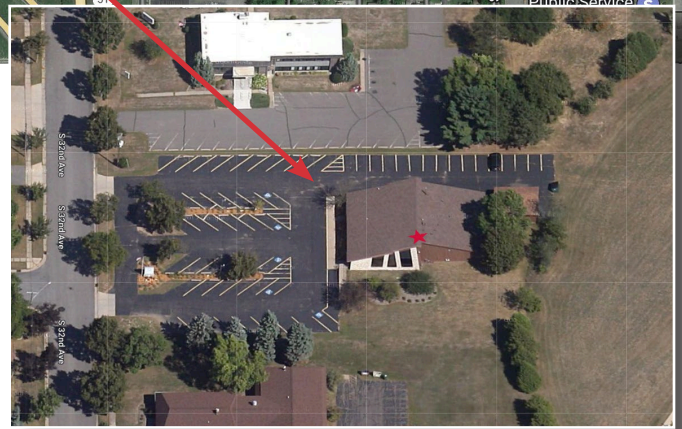
LOWER LEVEL

rev 3.29.18



## 2024 Demographics

	3 MILES	5 MILES	10 MILES
ESTIMATED POPULATION	34,164	53,519	91,189
ESTIMATED HOUSEHOLDS	15,583	23,635	39,031
EST AVERAGE HOUSEHOLD INCOME	\$83,023	\$93,402	\$101,345



# STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

**Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.**

## Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

## Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

*No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.*

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

### CONFIDENTIAL INFORMATION

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### NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

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(Insert information you authorize to be disclosed, such as financial qualification information.)

## Definition of Material Adverse Facts

A “Material Adverse Fact” is defined in Wis. Stat. 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party’s decision to enter into a contract or agreement concerning a transaction or affects or would affect the party’s decision about the terms of such a contract or agreement.

An “Adverse Fact” is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

## Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.