



Applegate Property Management & Commercial Investment

Stillwater, MN 651.430.1888

New Richmond, WI 715.246.3145

www.applegatecommercial.com

www.applegateproperties.com

For Lease Retail/Office

\$10-\$14 PSF NNN

- Lease term: 3 years
- Square feet: 3,000
- CAMS: \$3.91 PSF
- Highly visible—great corner exposure
- High daily traffic counts
- Adjacent to Amery Regional Medical Center as well as many anchor retailers.
- Sign visible from HWY 46
- Large parking lot



950 Elden Avenue Amery, WI 54001



For more information contact:

**TJ Wilson
Nick Wilson**

651-230-0762

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nicholaswilson@frontiernet.net

The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.



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**950 Elden Avenue Amery,
WI 54001**

Property Information:

This property offers an ideal location in an established retail center that is highly visible. This space lends its use to retail, service or flex space .

High daily traffic counts at this properties location of a heavily trafficked intersection. The property offers easy access and ample parking. Property is adjacent to Amery Regional, and new Kwik Trip.

Existing Medical tenant, Dollar Tree, Snap Fitness and other retailers.

Location features excellent signage.



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National Association of Residential Property Managers



IREM Institute of Real Estate Management

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