



Applegate Property Management & Commercial Investment

Stillwater, MN 651.430.1888

New Richmond, WI 715.246.3145

ApplegateProperties.com

**For Sale
Office/Retail**

\$89,000

- Asking Price: \$89,000
- Square Footage: 1,680 (finished) + 1,680 (unfinished)
- Taxes: \$1,217.26 (2016)
- Ample Storage
- Onsite Parking: 6-8 vehicles
- Includes One Private Office



126 South Chestnut Street, Ellsworth, WI 54011



For more information contact:

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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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Property Information:

Stand-alone textured concrete front building located on block off of Main Street/ US Hwy 10 & 63 in Ellsworth, Wisconsin.

The age of the building is unknown, with a main floor area of approximately 1,680 square feet plus another 1,680 square feet of useable but unfinished basement space.

The property is in excellent condition and is presently being used as general office; the space is all open with the exception of 1 private office. This space lends itself to office or retail type use.

The ceiling is 2' x 4' drop down with ample lighting and is in excellent condition. There is an existing kitchen, and restroom on the main floor. The lower level/basement area is fully useable for dry storage. The windows in the building are newer.

There is one natural gas fired furnace with standard ducting as well as a newer central air-conditioning unit. The roof is a white rubber membrane roof and the age is unknown. The property is village sewer and water connected.

There is parking located on the rear/west side of the property that can accommodate up to 6 vehicles.

****All square footages are assumed to be approximate****



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National Association of Residential Property Managers



IREM Institute of Real Estate Management

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