



515 Phillips Blvd. Sauk City

MLS #:	1928162	Active	Business/Comm	Price: \$375,000	
515 Phillips Blvd	#	Village	Sauk City		Q28
Sauk City WI 53583		County:	Sauk		
Trade Name:					
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RE For Sale:	Yes	Units in Bldg:	3		
Bus for Sale:	No	Ann Rent/SqFt:	\$		
Lease Only:	No	Bldg Gross SqFt:	3,384	Assessor	
# of Stories:	2	Net Leasable SqFt:	3,384		
Approx Bldg Dim:	36x71	Ceiling Hgt Min:	8	Max:	8
Year Built:	1900	Assessor	# Loading Docks:		
Street Frontage:	178	Parking Fees/Mo:	\$ 0		
		Onsite Parking:	Priv. Prkg		

Located on Phillips Blvd (Hwy 12), property on the SE corner of Phillips & Franklin.

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	Upper Apt	0		\$ 9900	\$ 0.00	\$	0
2	Lower Apt	0		\$ 8400	\$	\$	
3				\$	\$	\$	

Gross Op Inc:	\$ 0	Net Taxes:	\$ 7,369 / 2021	Lot Size:	Irr
Ann Op Exp:	\$ 0			Est. Acres:	0.3200 PlatMap/S
Net Op Inc:	\$ 0	Year:	0	Parcel #:	181-0163-00000
				Zoning:	C2 Comm.

Included:

Excluded: Seller's or Tenant's Personal Property

Type	Retail, Office, Beauty/barber, Apartment building	Building Parking	6-10 spaces, 11-20 spaces, Onsite, Paved
Location	Business district, Free standing, Corner, Near Major Highway	Basement	Full, Block foundation
Present Use	Retail, Office, Service, Beauty/barber shop, Living quarters	Seating Capacity	51-75 persons
Exterior	Vinyl	Licenses	None
Roofing	Composition	Sale Includes	Signs
Heating	Forced air, Central air, Wall AC	Documents on File	Lease(s), Property Condition Report
/Cooling		Lease Type	Mixed lease types
Fuel	Natural gas	Tenant Pays	No expenses
Water/Waste	Municipal water, Municipal sewer	Occupancy	Tenant(s), Vacant
Features	Private Restrooms, Shared Restrooms, Residential unit(s), Less than 440 volt, Reception area, Signage available,		

LOCATION. LOCATION, LOCATION!!! Commercial building w/great visibility on corner lot with Hwy 12 & Phillips Blvd. This 3 unit investment (Commercial Space + 2 apartments) is calling for you!! Spacious main level commercial unit with front display area and ample parking. Come view this and start putting your money to work for you!!

Sold Price:

Closing Date:

This information provided courtesy of:

RE/MAX Grand

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Front Entrance



Side/Ramped Entry

