



RIVER VALLEY,
REALTORS®

COMMERCIAL PROPERTY REPORT

N4477 State Road 162, Bangor, WI 54614



Presented by

Roger Mc Dowell

Wisconsin Real Estate License: met.175783



RIVER VALLEY,
REALTORS®

COMMERCIAL GROUP

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Coldwell Banker River Valley, REALTORS
118 7th Street South
La Crosse, WI 54601

N4477 State Road 162, Bangor, WI 54614

 **FOR SALE**
Active: 8/1/2017

List Price
\$1,995,000
List Date: 8/1/2017
List Price / sq ft:
\$117

| Property Facts | Public Facts | Listing Facts | Refinements |
|-----------------------|-------------------|--|---------------------------------|
| Property Type | Commercial | Industrial | - |
| Property Subtype | Commercial | Manufacturing | Truck and Car Dealership |
| Number of Buildings | - | - | 2 |
| Number of Stories | - | 2 | 2 |
| Building Area (sq ft) | - | 17,000 | 17,000 |
| Lot Size | 5.29 acres | - | - |
| Lot Dimensions | 5.290 AC | - | - |
| Year Built | - | 1978 | 1978 |
| Roofing | - | Metal, Rubber | - |
| Heating | - | Central, Forced Air, Oil, Other | - |
| Construction | - | Part-Masonite/Presbd, Partial-Steel | - |

Notes from Roger Mc Dowell

Building is 170' long by 100' wide. 10 Service Bays, Showroom with 6 Offices and Includes a Nice Restaurant. The second floor is currently a private residence with 7 bedrooms and 4 baths.

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Extended Property Facts

Structure Details

| | |
|------------------------------|-------------------------------------|
| Roofing | Metal, Rubber |
| Levels Features | 2 |
| Construction Features | Part-Masonite/Presbd, Partial-Steel |
| Parking Spaces | 100 |

Interior Features

| | |
|----------------|---------------------------------|
| Heating | Central, Forced Air, Oil, Other |
|----------------|---------------------------------|

Exterior Features

| | |
|---------------------|---|
| Construction | Part-Masonite/Presbd, Partial-Steel |
| Roof | Metal, Rubber |
| Road | High Visibility, Interstate Access, Paved Lot, Paved Road, State Road |
| Levels | 2 |

Exterior Details

| | |
|-------------------------------|--------------|
| Lot Size - Square Feet | 230432 sq ft |
| Lot Size - Acres | 5.290 ac |

Location Details

| | |
|-------------------------------|---|
| Directions to Property | From La Crosse take I-90 East, Exit at Bangor, Turn right at stop sign on State Road 162. Wehr's Truck and Auto is on the right side of State Road 162. |
| Zoning | G2 Commer> |
| Location Features | Free Standing |

Listing Facts and Details

Listing Details

Listing ID: 1543617

Original List Date: 8/1/2017

Listing Source: MetroMLS

Current List Price: \$1,995,000

Details:

This facility is in excellent condition and has 17,000 SF. It is situated on 5.29 acres so plenty of room for parking or expansion. This facility could be used for warehouse, industrial or many other purposes. This facility could also be used as a truck stop. The facility has its own restaurant and the living quarters could be made into sleeping rooms. It also has a large 4 door storage building on the property.

Legal:

DIST:1 CITY/MUNI/TWP:TOWN OF BANGOR SEC/TWN/RNG/MER:SEC 8 TWN 16N RNG 5W 4TH PM PRT NE-NW COM NE COR S18ME 7

Price Change History

| Change Date | Description | New List Price | % Change |
|-------------|-------------|----------------|----------|
| 8/2/2017 | - | \$1,995,000 | - |

Public Facts

Owner Information

Owner Name

Wehrs Larry E

Mailing Address

Po Box 409 Bangor WI 54614-0409

Legal Description

Parcel Number:
 001-000156-000

Zoning:
 COMMERCIAL DISTRICT

Census Tract:
 550630108.001020

Abbreviated Description:
 DIST:1
 CITY/MUNI/TWP:TOWN OF
 BANGOR
 SEC/TWN/RNG/MER:SEC 8
 TWN 16N RNG 5W 4TH PM
 PRT NE-NW COM NE COR
 S18ME 7

City/Municipality/Township:
 Bangor, WI 54614

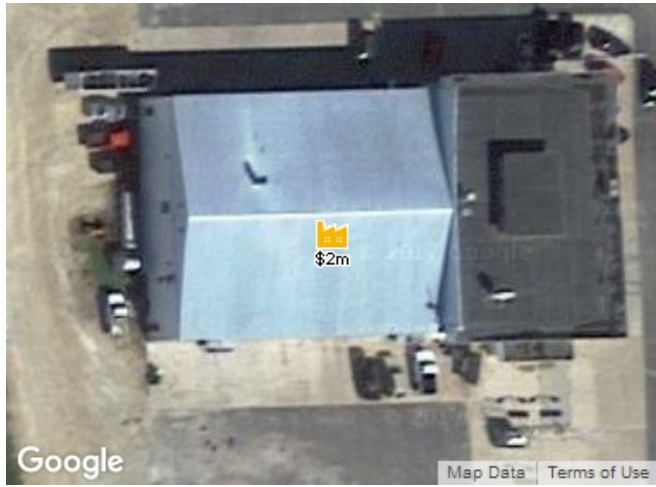
Assessed Values

| Date | Improvements | Land | Total | Tax |
|------|--------------|-----------|-----------|----------|
| 2015 | \$731,600 | \$105,800 | \$837,400 | \$17,791 |
| 2014 | \$731,600 | \$105,800 | \$837,400 | \$17,836 |
| 2013 | - | - | - | \$16,781 |
| 2012 | \$731,600 | \$105,800 | \$837,400 | - |
| 2011 | \$731,600 | \$105,800 | \$837,400 | - |
| 2010 | \$731,600 | \$105,400 | \$837,000 | \$4 |

Maps



Legend: 🏠 Subject Property



Legend: 🏠 Subject Property



Legend: 🏠 Subject Property

Property Photos

