



RIVER VALLEY,  
REALTORS®

COMMERCIAL PROPERTY REPORT

# 724 Moore St, La Crosse, WI 54603



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

# 724 Moore St, La Crosse, WI 54603

 **FOR SALE**  
Active: 7/13/2017

List Price  
**\$169,900**  
List Date: 7/13/2017  
List Price / sq ft:  
**\$113**

Property Facts	Public Facts	Listing Facts	Refinements
Property Type	<b>Retail</b>	<b>Office</b>	-
Property Subtype	<b>Retail Stores ( Personal Services, Photography, Travel)</b>	<b>Office(S)</b>	-
Number of Buildings	-	-	<b>1</b>
Number of Stories	-	<b>1</b>	<b>1</b>
Building Area (sq ft)	-	<b>1,500</b>	-
Lot Size	<b>0.83 acres</b>	-	-
Lot Dimensions	<b>35981 SF</b>	-	-
Year Built	-	<b>1950</b>	-
Roofing	-	<b>Composition</b>	-
Heating	-	<b>Forced Air, Natural Gas</b>	-
Basement	-	<b>Yes</b>	-
Construction	-	<b>Wood</b>	-

*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	Composition
Levels Features	1
Construction Features	Wood
Parking Spaces	5

### Interior Features

Heating	Forced Air, Natural Gas
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### Exterior Features

General	Other
Construction	Wood
Roof	Composition
Road	High Visibility, Interstate Access, Paved Road, State Road, Town/City
Levels	1

### Exterior Details

Lot Size - Square Feet	35981 sq ft
Lot Size - Acres	0.826 ac

### Location Details

Directions to Property	Rose Street to Moore Street. Property is across the street from the Family Restaurant.
Zoning	G-2
Location Features	Free Standing

## Listing Facts and Details

### Listing Details

**Listing ID:** 1541071

**Original List Date:** 7/13/2017

**Listing Source:** MetroMLS

**Current List Price:** \$169,900

**Details:**

Property is across the street from the Family Restaurant on Rose and Moore Street. Part of the property is in the floodplain but could be removed with fill. Cost estimate available. This property is just south of I-90 Exit 3. Great Visibility Location. Property currently has a rental property in the floodplain. Build your commercial building on the new Rose Street Reconstruction.

**Legal:**

DIST:17 CITY/MUNI/TWP:CITY OF LA CROSSE SUBD:SECTION 20 T16N R7W SEC/TWN/RNG/MER:SEC 20 TWN 16N RNG 7W 4TH PM SEC 20-16-7 GOVT LOT 1 (NW-

### Price Change History

Change Date	Description	New List Price	% Change
7/18/2017	-	\$169,900	-

## Public Facts

### Owner Information

**Owner Name**

Allen Russell W; Dickson Roberta; Zuleger Leatrice

**Mailing Address**

1906 Loomis St La Crosse WI 54603-2061

### Legal Description

**Parcel Number:**  
017-010275-060

**Zoning:**  
-

**Census Tract:**  
550630001.005005

**Abbreviated Description:**  
DIST:17 CITY/MUNI/TWP:CITY OF LA CROSSE SUBD:SECTION 20 T16N R7W SEC/TWN/RNG/MER:SEC 20 TWN 16N RNG 7W 4TH PM SEC 20-16-7 GOVT LOT 1 (NW-

**City/Municipality/Township:**  
La Crosse, WI 54603

### Assessed Values

Date	Improvements	Land	Total	Tax
2015	\$5,000	\$142,700	\$147,700	\$4,222
2014	\$1,000	\$169,500	\$170,500	\$4,870
2013	\$1,000	\$169,500	\$170,500	\$5,017
2012	\$1,000	\$252,000	\$253,000	\$7,202
2011	\$1,000	\$252,000	\$253,000	-
2010	\$1,000	\$252,000	\$253,000	\$7,200

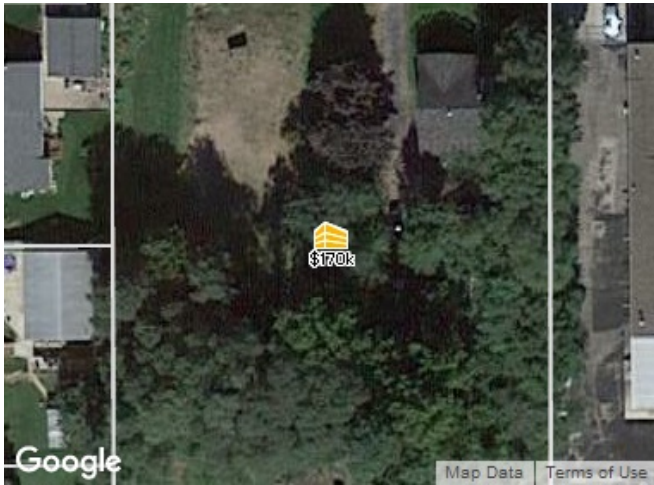
## Deed Records

<b>Recording Date</b>	9/12/2014	6/16/2008
<b>Document Type</b>	Transaction History Record	Personal Representatives Deed
<b>Sales Price Code</b>	Transfer Tax on document indicated as EXEMPT.	Transfer Tax on document indicated as EXEMPT.
<b>Buyer Name</b>	MICHAEL J ALLEN, MICHELLE L BERNDT	ROBERTA DICKSON, LEATRICE ZULEGER
<b>Buyer ID</b>	Beneficiary / Creditor	Individual(s)
<b>Seller Name</b>	RUSSELL WALLEN, ROSEMARY C ALLEN	RUSSELL WALLEN, ESTATE OF EDNA A ALLEN
<b>Seller ID</b>	Husband and Wife	Personal Representative (Attorney in Fact/Power of Attorney)
<b>Document #</b>	1645201	1504422
<b>Contract Date</b>	9/12/2014	5/31/2008

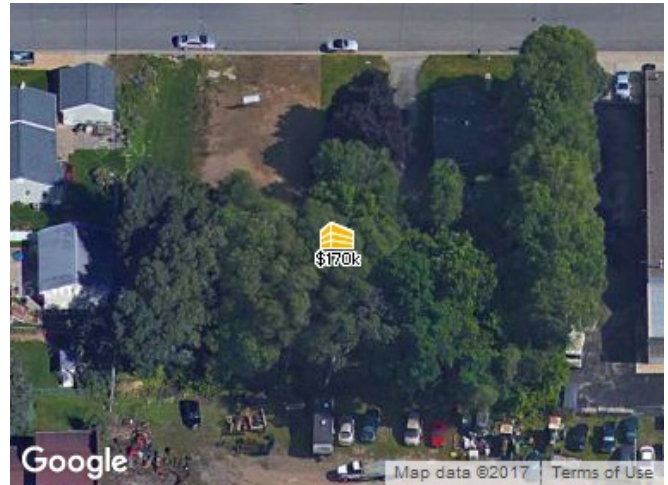
## Maps



Legend:  Subject Property



Legend:  Subject Property



Legend:  Subject Property

## Property Photos







## Historical Photos

