



RIVER VALLEY,
REALTORS®

COMMERCIAL PROPERTY REPORT

1721 Miller St, La Crosse, WI 54601



Presented by

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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

1721 Miller St, La Crosse, WI 54601

 **FOR SALE**
Active: 6/5/2017

List Price
\$775,000
List Date: 6/5/2017
List Price / sq ft:
\$69

Property Facts	Public Facts	Listing Facts
Property Type	Retail	Industrial
Property Subtype	Mini-Warehouse, Storage	Manufacturing
Number of Stories	1	1
Building Area (sq ft)	11,200	11,200
Lot Size	0.52 acres	-
Lot Dimensions	22782 SF	-
Year Built	1967	1968
Roofing	-	Metal
Heating	Space/Suspended	Central, Forced Air, Natural Gas
Construction	-	Steel, Stone
Exterior Walls	Metal	-

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Extended Property Facts

Structure Details

Roofing	Metal
Levels Features	1
Construction Features	Steel, Stone
Parking Spaces	20

Interior Features

Heating	Central, Forced Air, Natural Gas
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Interior Details

Building Perimeter	440 sq ft
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Exterior Features

Construction	Steel, Stone
Roof	Metal
Road	Interstate Access, Paved Lot, Paved Road, Town/City
Levels	1

Exterior Details

Lot Size - Square Feet	22782 sq ft
Lot Size - Acres	0.523 ac

Location Details

Directions to Property	Take Jackson Street West to Miller Street. Property is located on the East Side of the Street
Zoning	G2 Commer>
Location Features	Free Standing, Industrial Park, Near Public Trans

Other Details

Building Condition	Average
Building Quality	C

Listing Facts and Details

Listing Details

Listing ID: 1533186

Original List Date: 6/5/2017

Listing Source: MetroMLS

Current List Price: \$775,000

Details:

This property is designed and used as an industrial facility. The building was built in 1968 but has an effective age of approximately 10 years. The structure is metal frame with a concrete slab on frost footings. The building is one story with an approximate eave height of 12' and a peak of 25' to 26'. The building has an interior layout consisting of a vestibule, reception area and showroom, offices, break-room, mezzanine and a warehouse.

Legal:

DIST:17 CITY/MUNI/TWP:CITY OF LA CROSSE SEC/TWN/RNG/MER:SEC 7 TWN 15N RNG 7W 4TH PM PARKVIEW ADDITION PRT LOTS 1

Price Change History

Change Date	Description	New List Price	% Change
6/5/2017	-	\$775,000	-

Public Facts

Owner Information

Owner Name	Grand Investments LLC
Mailing Address	1721 Miller St La Crosse WI 54601-5217
Vesting	Company/Corporation

Legal Description

Parcel Number: 017-020240-040	Zoning: -	Census Tract: 550630009.002033	Abbreviated Description: DIST:17 CITY/MUNI/TWP:CITY OF LA CROSSE SEC/TWN/RNG/MER:SEC 7 TWN 15N RNG 7W 4TH PM PARKVIEW ADDITION PRT LOTS 1	City/Municipality/Township: La Crosse, WI 54601
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Assessed Values

Date	Improvements	Land	Total	Tax
2015	\$209,100	\$45,600	\$254,700	\$7,338
2014	\$209,100	\$45,600	\$254,700	\$7,315
2013	\$209,100	\$45,600	\$254,700	\$7,535
2012	\$209,100	\$45,600	\$254,700	\$7,251
2011	\$209,100	\$45,600	\$254,700	-
2010	\$195,200	\$45,600	\$240,800	\$7,249

Deed Records

Recording Date	1/6/2009	1/6/2009	1/6/2009
Document Type	Warranty Deed	Intrafamily Transfer	Intrafamily Transfer
Sales Price	\$365,000	–	–
Sales Price Code	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.	Transfer Tax on doc. indicated as EXEMPT	Transfer Tax on doc. indicated as EXEMPT
Buyer Name	GRAND INVESTMENTS LLC	PRETASKY ENTERPRISES LLC	DAVID H PRETASKY, JUSTIN A PRETASKY
Buyer ID	Company	Company	Individual(s)
Seller Name	PRETASKY ENTERPRISES LLC	DAVID H PRETASKY, JUSTIN A PRETASKY	PRETASKY LAND LLC
Seller ID	Company	Individual(s)	Company
Document #	1515060	1515059	1515058
Total Transfer Tax	\$1,095	–	–
Contract Date	12/24/2008	12/24/2008	12/24/2008
Inter-family Transfer	–	1	1

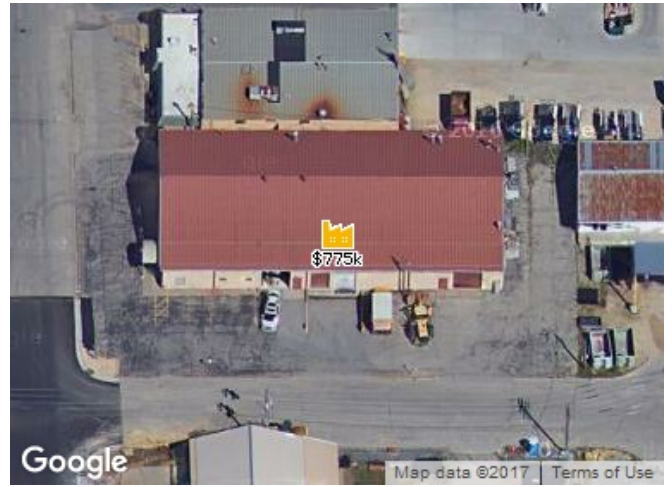
Maps



Legend: 🏠 Subject Property



Legend: 🏠 Subject Property



Legend: 🏠 Subject Property

Property Photos



