



RIVER VALLEY,
REALTORS®

COMMERCIAL PROPERTY REPORT

3270 N Kinney Coulee Rd, Onalaska, WI 54650



Presented by

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RIVER VALLEY,
REALTORS®

COMMERCIAL GROUP

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

3270 N Kinney Coulee Rd, Onalaska, WI 54650

FOR SALE
Active: 10/17/2016

List Price
\$599,000
List Date: 10/17/2016

Property Facts

	Public Facts	Listing Facts
Property Type	Land	Lot/Land
Property Subtype	Waste Land, Marsh, Swamp, Submerged-Vacant Land	Lots/Land/Farm
Lot Size	1.31 acres	-
Lot Dimensions	1.310 AC	-

Extended Property Facts

Interior Features

Utilities	Cable, Electric, Natural Gas, Telephone
Water	Sewer Lateral To Lot, Water Laterals

Exterior Features

Road	High Visibility, Paved Road, Service-City/Village, Town/City
Lot Size Features	Easement Aboveground, Existing Curbs/Gutters

Exterior Details

Lot Size - Square Feet	57064 sq ft
Lot Size - Acres	1.310 ac

Location Details

Directions to Property	I-90 EXIT 5 TURN RIGHT TO NEXT LIGHT, TURN RIGHT AT LIGHT ONTO KINNEY COULEE ROAD N, PROPERTY IS BETWEEN BAYMONT MOTEL AND MICROTTEL MOTEL
Zoning	Other
Location Features	City
Present Use	None
Topography	Low
Flood Zone	No

Land Listing Details

Listing ID	1501597
Listing Source	wimmls-n
General Land Features	None
Flood Zone	No
Present Use	None
Topography	Low

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Listing Facts and Details

Listing Details

Listing ID: 1501597

Listing Source: MetroMLS

Original List Date: 10/17/2016

Current List Price: \$599,000

Utilities: Cable, Electric, Natural Gas, Telephone

Association Payments per Year: 1

Details:

1.42 ACRES OF PRIME REAL ESTATE. NEAR ESTABLISHED BUSINESSES SUCH AS WAL-MART, HOME DEPOT AND WOODMAN'S FOOD MARKET. LOCATED RIGHT OFF THE I-90, EXIT #5. PROPERTY IS LOCATED BETWEEN MICROTREL MOTEL AND BAYMONT INN. GREAT VISABILITY FROM I-90 AND EXCELLENT ACCESS. PERFECT LOCATION FOR A RESTAURANT.

Legal:

DIST:18 CITY/MUNI/TWP:CITY OF ONALASKA SEC/TWN/RNG/MER:SEC 11 TWN 16N RNG 7W 4TH PM CERTIFIED SURVEY MAP NO. 78

Price Change History

Change Date	Description	New List Price	% Change
10/18/2016	-	\$599,000	-

Public Facts

Owner Information

Owner Name	Constat Llc
Mailing Address	Po Box 882 West Salem WI 54669-0882
Mail Care-Of Name	Laufle Sherilyn
Vesting	Company/Corporation

Legal Description

Parcel Number: 018-003654-096	Zoning: -	Census Tract: 550630104.012134	Abbreviated Description: DIST:18 CITY/MUNI/TWP:CITY OF ONALASKA SEC/TWN/RNG/MER:SEC 11 TWN 16N RNG 7W 4TH PM CERTIFIED SURVEY MAP NO. 78	City/Municipality/Township: Onalaska, WI 54650
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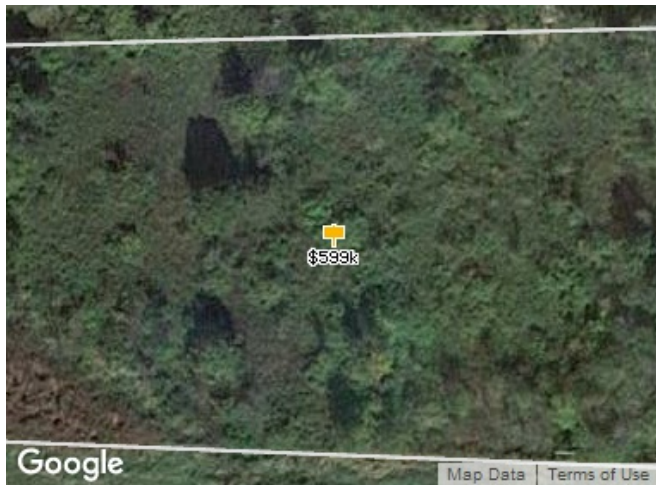
Assessed Values

Date	Improvements	Land	Total	Tax
2015	-	\$30,500	\$30,500	\$672
2014	-	\$30,500	\$30,500	\$667
2013	-	-	-	\$663
2012	-	\$30,500	\$30,500	\$635
2011	-	\$25,000	\$25,000	-
2010	-	\$25,000	\$25,000	\$508

Maps



Legend: 🏠 Subject Property



Legend: 🏠 Subject Property



Legend: 🏠 Subject Property

Property Photos



Historical Photos



