

FOR SALE or LEASE

Commercial /Retail Building

3,098 SF

Bank Owned

3,098 SF free standing masonry commercial building. Lots of possibilities - bring your ideas! Only 2 blocks from the lake and marina. Formerly Wonder Lake Post Office and small engine repair shop.

Approx. 1,000 SF office/showroom. Raised rear dock with 10x10' drive in door. Roof repaired in May 2015. Room for outside storage in fenced lot. Great exposure with plenty of on street parking. See layout.

PROPERTY SPECIFICATIONS			
Description:	Freestanding masonry bldg.		
Building Size:	3,098 SF		
Land Size:	11,385 SF (.26 ac)		
Year Built:	1977		
HVAC System:	GFA / Central Air		
Electric:	200 Amp		
Sprinklered:	No		
Washrooms:	2		
Floors:	Carpet / Tile		
Ceiling Height:	12'		
Possession:	Negotiable		
Parking:	Street		
Sewer:	Septic	Water:	Well
Zoning:	B-1		
Real Estate Taxes:	\$8,428.84 (2015)		
CAM:	Included in Lease		
Lease Term:	1-3 Years		
Lease Price	\$1,500/mo. gross (\$5.81 psf)		
Sale Price:	\$279,000 \$224,900 \$199,000 (\$64.23 psf)		

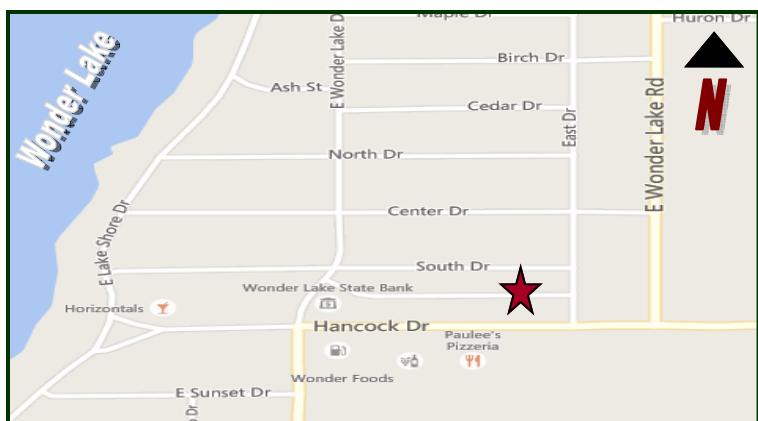


PRICE REDUCED

Loopnet: (S) 19253088
(L) 19253118

MLS: 08930809

Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$80,601	\$82,681	\$82,822
Population	3,924	13,494	40,750



Directions: West on McCullom Lake Road off Route 31. This becomes Hancock. Property on right after Wonder Lake Road.

PIN: 09-07-458-051

September 28, 2016

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

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