

836 Minnesota Street S. Bayport, MN 55003

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For Sale

\$1,250,000 Investment Property

- Fully Tenanted Great Investment Opportunity
- NOI: \$100,000
- Mattress Firm 10-Year Lease
- Located at the Intersections of Highways 29 & 51
- Great Visibility
- High Day & Evening Traffic Counts



1914 Stewart Avenue Wausau, WI



For more information contact:

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For Sale

1914 Stewart Avenue Wausau, WI

Site Information:

Property Type: Retail

Description: Mattress Firm—Single Tenant Building

Availability: Immediate

Square Feet: 4,750

Sale Price: \$1,250,000

RE Tax: \$23,537 (2010)

Year Built: 2005

Land Data:

Acres: 0.95

Square Feet: 41,382

Zoning: 1B: Interchange Business District

Topo: Generally Level

Topo: Cross-Parking, Access

Building Data:

Year Built: 2004

Construction: EIFS, Brick, Block

Parking: 60 On-Site Spaces; 90 Cross-Parking

Easement Spaces

HVAC: Rooftop Unit

Utilities: City Sewer/Water, Gas/Electric, DSL

Electrical: 800 Amp

Ceiling Height: Varied







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^{**}All square footages are assumed to be approximate**