

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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Site Information:

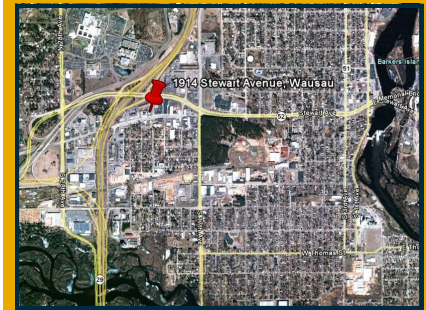
Property Type: Retail
 Description: Mattress Firm—Single Tenant Building
 Availability: Immediate
 Square Feet: 4,750
 Sale Price: \$1,250,000
 RE Tax: \$23,537 (2010)
 Year Built: 2005

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