



Crex Realty, Inc

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121 WEST MADISON
Grantsburg, WI

NOW \$169,900 price reduced from \$189,900.
NEW ROOF SPRING 2008

Retail/Commercial Main Street Store front
Residential Rentals- 4 one bedroom apartments upstairs

Opportunity Awaits!!!

Whether you're looking for an operating business or have a business and need space 121 West Madison is the place to be!

* Retail Main Street (currently occupied by Ben Franklin)

This place has space!! Main Street retail building has 68 feet on street, 107 feet depth. Large display windows looking out on Main Street give great exposure to your business and product line. The interior is large and open making it easy to arrange and show your inventory.

Easy space to adapt to many businesses.

Frame and cement block construction. New roof put on. New air conditioner. Fuel oil heat.

The Building may be purchased for \$169,900.

* The Ben Franklin business may be purchased separately. Ask broker for details.

* Upper Level 4 Rental Apartments + additional separate storage areas

Comfortable apartments.

3 units rent for \$385.00 per month. 1 unit rents for \$310.00 per month.

All units have a combination kitchen- living- dining room, one bedroom, and a bath.

There is additional storage for each unit in another area on the upper level as well.

Each unit has a forced LP gas furnace. Hedlund gas from Siren supplies LP propane.

Tenants pay own electric. Electric for each unit is separately metered.

2007 taxes \$3292.51

If you have your own business, bring it to this Main Street location!!

Or

Buy both the Ben Franklin business and the building for a dandy combination.

Either way you will have the added bonus of the upstairs rental income.

The upstairs apartment rental income will offset a chunk of your mortgage payment.