



Crex Realty, Inc

Marian Nelson

Crex Realty, Inc. Jct. 48 & 70

P.O. Box 421, Grantsburg, WI. 54840

Visit our Award Winning Web Site at: www.crexrealty.com

Business: 715-463-5757 Home: 715-463-5715

#504 121 WEST MADISON Grantsburg, WI
NOW \$149,900

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

Opportunity Awaits!!!

Do you need space for a business Venture?? 121 West Madison is the place to be!

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 (not a patch) and underlayment in November 2009 on single level area

New shingles on two story level two-three years ago.

Retail area has an almost new air conditioner

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Upper Level 4 Rental Apartments + additional separate storage areas

4 Comfortable rental apartments.

4 Units generate gross income of \$1,555.00 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.

2008 taxes \$3,311.54

Let the rental income help pay for the building!!!!

Heat, Sewer, Water & Garbage are included in rent for the 4 apartments.

Tenants pay own electric and telephone.

Retail area is heated with oil. Burnett Dairy is oil supplier

1-2 days notice for showing is appreciated

Disclosure of Agency to Prospective Buyer

"I understand that this broker and salespeople with this broker are representing the seller's interests and owe duties of loyalty and faithfulness to the seller, but are obligated to treat all parties fairly. I understand that this broker, without breaching his or her loyalty to the client may provide me with information about the attributes of properties and available financing, show properties and assist me in preparing and offer to purchase. This broker also has a duty to respond accurately and honestly to my questions and disclose material facts about properties, submit promptly all offers to purchase, and offer properties without unlawful discrimination."

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