

**MLS #: C116194A List Price: \$159,900**

7204 Hwy 42 Town of Egg Harbor, WI 54209



**ORIGINAL LIST PRICE:** \$159,900  
**BUSINESS DESCRIPTION:** Retail, Storage  
**APX YEAR BUILT:** 0  
**WATERFRONT ?:** No  
**PARKING:** 11-25 spaces

**DAYS ON MARKET:** 138  
**MLS AREA:** 07-Egg Harbor  
**SCHOOL DISTRICT:** Sevastopol  
**TYPE:** Inland  
**CLASS:** Commercial  
**ASSOCIATION FEE INCLUDES:** None

**TAX PARCEL #:** 0080101292623E  
**APX LOT SIZE:** 3-5 acres  
**APX SHORE FOOTAGE:** 0  
**ZONING:** Not Zoned

**TAX AMOUNT:** tbd  
**TAX YEAR:** 2009  
**APX ACREAGE:** 3

**SOURCE SQFT:** Other  
**BUSINESS:** Yes  
**BUSINESS NAME:** ANCHOR STORAGE  
**PERSONAL PROPERTY:** No  
**BUSINESS AND REAL ESTATE:** Yes  
**LEASE:** Yes  
**INVENTORY:** No  
**REAL ESTATE:** Yes

	Building Description:	Dimensions:	Apx Total SqFt:	Apx Warehouse SqFt:	Apx Office SqFt:	Apx Manufacturing SqFt:	Apx Retail SqFt:	Apx Building Age:
Primary Building:	rental closets (6)		0	0	0	0	0	0
Building #2:	mini-storage building (34)	10x20	0	0	0	0	0	0
Building #3:			0	0	0	0	0	0

**SHOWING INSTRUCTIONS:** Appointment Only  
**OWNER'S LEGAL NAME:** goelz  
**POSSESSION:** Immediate

**CONSTRUCTION:** Pole, Other-See Remarks  
**EXTERIOR:** Steel  
**BASEMENT/SUBSTRUCTURE:** Slab  
**ROOF:** Metal  
**COOLING:** None  
**WATER/SEWER:** Private Water, None-Sewer  
**LOT DESCRIPTION:** 0-5 acres  
**ACCESS:** State Highway  
**UTILITIES PAID BY OWNER:** Electric, Water  
**UTILITIES PAID BY TENANT:** None

**DIRECTIONS:** Hwy 42/ About 3 miles south of Egg Harbor.

**REMARKS:** Mini storage business: 34 10x20 units and 6 individual storage closets. Nice gross income/ 3 to 5 Acres.

**LIST DATE:** **IDX:** Yes  
**VALUE RANGE PRICING:** No  
**COMM S/B:** 2.1  
**ALLOW AVM:** No  
**CONTINGENCIES:** No  
**COMM B/B:** 2.1  
**DISPLAY ON INTERNET:** Yes  
**LIMITED SERVICE:** No  
**VARIABLE:** No  
**ALLOW COMMENTS:** No  
**DISPLAY ADDRESS:** Yes  
**SHORT SALE:** No  
**EXCEPTIONS:** No

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