



Property Type: Comm/Industrial	List Price: \$499,000
Status: Active	For Sale/Lease: For Sale Only
Taxes: \$6,677	Est. Acreage: 0.22
Tax Key: 017010001120	Tax Year: 2019
County: La Crosse	Days On Market: 7
Est. Total Sq. Ft.: 10,656	Est. Year Built: 1919
Flood Plain: No	Year Established:
Occ. Permit Required:	Parking: 15
Zoning: COM	Occupied: Y
Bus/Com/Ind: Commercial	Sched. Gross Income: \$30,000
Name of Business:	Gross Operating Inc: \$30,000
Industrial Park Name:	Net Operating Income: \$30,000
Lease Amount: \$ /	Total Operating Exp: \$0
Avg Rent/SqFt: \$7.25	Vacancy Allowance: \$

Directions: On Caledonia Street, half a block south of Clinton Street.

Type Commercial: Retail; Office(s); Professional Service; Other

Location: Business District; Near Public Transit; Other

of Stories: 2

Proximity to HWY: 0-1 Miles

Road Frontage: Town/City Road; Paved Road; Near Public Transit

Exterior: Brick

Roofing: Rubber

Avg Ceiling Height: 8'-10'

Truck Door Height: No Truck Door

Heating/Cooling: Natural Gas; Central Air; Forced Air

Water/Waste: Municipal Water; Municipal Sewer

Municipality: City

Miscellaneous: Security Equipment; Display Window; Rest Rooms; Handicap Access; Office(s); Other

Occupied: Over 20% Vacant

Basement: Partial

Expenses Include: None

Documents: Listing Contract

Occupancy: Immediate

Remarks: Extensively updated mixed-use building for sale in the historic Old Towne North area of La Crosse. The current layout offers two commercial spaces at street level which offer large display windows and highly-visible signage. One space was formerly used as a fitness studio and underwent significant upgrades to HVAC, electrical, lighting, audio/visual equipment, new restrooms with showers, flooring, custom cabinetry, and much more. This space could be used for the same purpose, or could be repurposed for a variety of uses. The second commercial space is leased to a retail tenant. The second story features office space that can be remodeled and reused, or converted into apartments. This historic building was originally the Riviera Theater in the 1920's.

Showing Information: Call lister.

Sub Agent Comm: 2 %	Excl. Agency Contract: N	Broker Owned: N	Electronic Consent: Yes
Buyer Agent Comm: 2 %	Var. Comm.: N		Listing Date: 09/23/2020
Limited/Unserviced: No	Named Prospects: N		Expiration Date: 03/23/2021

Listing Office: Access Commercial Real Estate, Inc.: 5389
Ph: 608-780-1822
Fax: 866-311-5369
URL: <http://accesscre.com/>

Listing Agent: Maria Peterson, Access Commercial Real Estate : 172915
Ph: 608-780-1822 **Cell:** 608-780-1822
Fax:
Email: maria@accesscre.com

LA Address:
LO License #: 936205-91
LA License #: 72915-94

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2020 by Multiple Listing Service, Inc. See [copyright notice](#). Prepared by Maria Peterson, Access Commercial Real Estate on Tuesday, September 29, 2020 11:17 AM.