

Commercial/Industrial
804975 Active

4627 Anderson Dr
Eau Claire 54703

L\$270,000



Type: Re Only
Lot Size:
Acreage: 0.00
Taxes: \$0.00
Tax Year: 2008
Tax ID: 16-0432-E
Water: Municipal
Sewer: Municipal
Serv Amps: 200
3-Phase Pwr:
Sprinkler:

County: Eau Claire
Area: 01 - Ec Schl/Northside
Twp:
Building Dim: 68 X 60
Apx Fin AG: 4,080
Apx Fin BG: 0
Apx Fin SQFT: 4,080
Parking Area:
Terms:
Waterfront: No

School Dist: Eau Claire
Area 2:
Other Buildings:

Sidewall Ht: 20-22'
Current Occupant:

Restrictive Cov:
Common: Yes

Wtr Frnt Type:
Lake/River Name:
Lake Size:

Wtr Frnt Ft:
Own Frntg:
Deeded Access:

Seasons:
Easement:
Lake Depth:

Door 1 14 X 12
Door 3
Door 5

Loading Dock
Loading Dock
Loading Dock

Door 2
Door 4
Door 6

Loading Dock
Loading Dock
Loading Dock

Sub-Type: Manufacturing, Warehouse, Office/Warehouse, Retail/Warehouse
Exterior Feat:
Interior Feat:

Basement: None
Heating: Forced Air, Baseboard
Fuel Source: Natural Gas, Electric
Occupancy: At Closing
Showing: Lockbox-Combination

Cooling: Wall Unit
Foundation: Poured
Ext. Const: Steel
Roads:
Zoning: Industrial

Directions: Bus 53, L on Hogarth, R on Anderson

Remarks: Fortuity Business Park. New 4,080 sf office/warehouse condo bldgs. Available for sale at \$270,000./ bldg and for lease at \$1,900./mo on a NNN basis (tenant pays utilities, taxes, insur, CAM charges). Each has 384 sf showroom, 208 sf office, rest r m, 3,400 sf +/- whse/ mfg space, 12' x 14' OH door, 8' x 8' OH door to loading dock and rail access. 20' - 22' sidewall height. Indiv. bldgs can be combined with other adjacent units for 8,160 sf, 12,240 sf or 16,320 sf depending on your needs.

Legal:

Condition Report: No

Seller Financing: Yes

Seller Fin Remarks: Will consider land contract



Prepared by: WAYNE PETERS
PETERS REAL ESTATE
1820 BRACKETT AVE
EAU CLAIRE, WI 54701

<http://www.petersrealestate.net>

Email: petersre@charterinternet.com

Off. Ph# : 715-831-2105

Preferred Ph# : 715-559-1989

Certs: CCIM, GRI



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