

Commercial/Industrial 801319 Active	144 W Lincoln Augusta 54722	L\$114,900	
	Type: Re W/Bus Lot Size: 0.03 Acreage: 0.03 Taxes: \$452.00 Tax Year: 2007 Tax ID: 202101902000 Water: Municipal Sewer: Municipal Serv Amps: 200 3-Phase Pwr: Sprinkler:	County: Eau Claire Area: 07 - Ec Cnty//All Others Twp: Building Dim: Apx Fin AG: 1,232 Apx Fin BG: 0 Apx Fin SQFT: 1,232 Parking Area: Terms: Waterfront: No	
School Dist: Augusta Area 2: Other Buildings:	Sidewall Ht: Current Occupant:	Restrictive Cov: Common:	
Wtr Frnt Type: Lake/River Name: Lake Size:	Wtr Frnt Ft: Own Frntg: Deeded Access:	Seasons: Easement: Lake Depth:	
Door 1 Door 3 Door 5	Loading Dock Loading Dock Loading Dock	Door 2 Door 4 Door 6	Loading Dock Loading Dock Loading Dock
Sub-Type: Retail Exterior Feat: Interior Feat:			
Basement: None Heating: Forced Air Fuel Source: Occupancy: At Closing Showing: Special-See Agent Remark		Cooling: Wall Unit Foundation: Ext. Const: Vinyl Roads: Zoning: Commercial	
Directions: Hwy 12 becomes Lincoln St. in Augusta. Across from City Hall and down the block from the Wood Shed.			
Remarks: Well established, popular bakery offered for sale in Augusta (real estate + business). Their food is from scratch but you won't have to start a business from scratch. Good opportunity to take over the business, with all equipment included, and training available. Income & expense records available - contact listing agent for more information. Many recent updates (windows, AC, siding) to the building. Current business hours: 7-2, Tue - Sat. Good location near the Woodshed and City Hall.			
Legal:			
Condition Report: Yes	Seller Financing:	Seller Fin Remarks:	
No Photo Available	Prepared by: JONATHAN PETERS PETERS REAL ESTATE 1820 BRACKETT AVE EAU CLAIRE, WI 54701	Email: jhpeters2002@yahoo.com Off. Ph# : 715-831-2105 Preferred Ph# : 715-225-7120 Certs:	
		No Photo Available	
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Photo Gallery MLS# 801319A



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