

Commercial/Industrial 608885 Active	2252 Olson Dr Chippewa Falls 54729	L\$299,900	
	Type: Re Only Lot Size: Acreage: 2.80 Taxes: \$3,986.43 Tax Year: 2005 Tax ID: 2113449.20 Water: Sewer: Serv Amps: 3-Phase Pwr: Sprinkler:	County: Chippewa Area: 08 - Chippewa Falls Schl/City Twp: Building Dim: Apx Fin AG: 6,226 Apx Fin BG: 0 Apx Fin SQFT: 6,226 Parking Area: Terms: Waterfront: No	
School Dist: Chippewa Falls 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: Manufacturing, Warehouse, Manufacturing/Warehouse, Office/Warehouse Exterior Feat: Interior Feat:			
Basement: None Heating: Other-See Remarks Fuel Source: Occupancy: Tenants Rights, Other-See Remarks Showing:	Cooling: Central Foundation: Ext. Const: Steel Roads: Zoning:		
Directions: Hwy 29 E from Chippewa to north on Seymour Cray Blvd. to left on Olson Drive. Corner of Olson Dr. and Cashman Dr.			
Remarks: Ideal for food production/processing/or other industrial uses. Building is expandable. Cooler & freezer could be removed. 800 Amp, 480/277V, E Phase power, air exchange unit, wire for security system. Building is currently leased out at \$1,500/ month+ins. & util. until 2/28/09 (Lease would transfer with sale). Seller would also lease back 4 trailer spots at \$300/mon for extra income to buyer.			
Legal:			
Condition Report: No	Seller Financing:	Seller Fin Remarks:	
	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	No Photo Available
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Photo Gallery MLS# 608885A



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