



**Property Type:** Comm/Industrial  
**Status:** Active  
**Taxes:** \$2,527.58  
**Tax Key:** 01042008400000  
**County:** Racine  
**Est. Total Sq. Ft.:** 2,059  
**Flood Plain:** No  
**Occ. Permit Required:** Y  
**Zoning:** B-3  
**Bus/Com/Ind:** Business  
**Name of Business:**  
**Industrial Park Name:**  
**Lease Amount:** \$ /  
**Avg Rent/SqFt:** \$0

**List Price:** \$179,900  
**For Sale/Lease:** For Sale Only  
**Est. Acreage:** 0.54  
**Tax Year:** 2017  
**Days On Market:** 5  
**Est. Year Built:** 1950  
**Year Established:**  
**Parking:** 10  
**Occupied:** N  
**Sched. Gross Income:** \$0  
**Gross Operating Inc:** \$0  
**Net Operating Income:** \$0  
**Total Operating Exp:** \$0  
**Vacancy Allowance:** \$

**Directions:** Located immediate south of the Racine Ave. round-about along the East side of S. Loomis Rd.

<b>Type Commercial:</b>	Retail; Wholesale; Office(s); Recreation; Special Purpose; Professional Service; Storage	<b>Heating/Cooling:</b>	Natural Gas; Central Air; Forced Air
<b>Location:</b>	Free Standing; Business District	<b>Water/Waste:</b>	Municipal Sewer; Private Well
<b># of Stories:</b>	1	<b>Municipality:</b>	Town
<b>Proximity to HWY:</b>	0-1 Miles	<b>Miscellaneous:</b>	Pole Sign; Rest Rooms; 220 Volt Power
<b>Road Frontage:</b>	Town/City Road; High Visibility; Paved Lot	<b>Occupied:</b>	Vacant
<b>Exterior:</b>	Vinyl	<b>Basement:</b>	Partial; Block
<b>Roofing:</b>	Composition	<b>Expenses Include:</b>	None
<b>Avg Ceiling Height:</b>	16'-20'	<b>Documents:</b>	Survey
<b>Truck Door Height:</b>	No Truck Door	<b>Occupancy:</b>	Immediate

**Remarks:** Located along S. Loomis Road, just South of the round-about off Racine Avenue, this commercial property is offered good visibility. The building has a large open interior with a high ceiling that will accommodate a wide variety of uses. Two restrooms, and a partial basement. Large "L" shaped lot with additional garage for storage. Paved parking area. Exterior pole sign. Municipal sewer and a private well.

**Inclusions:** Two gas forced air furnaces with attached central air units.

**Exclusions:** Sellers Personal Property

**Listing Office:** Mel Wendt Realty, Inc.: 2wendt

**LO License #:** 835187-91

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 2018 by Multiple Listing Service, Inc. See [copyright notice](#). Prepared by James L. Wendt on Friday, June 22, 2018 11:24 AM.