



LEE A. MARSHALL, BROKER GRI  
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 RICHLAND CENTER, WI 53581  
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WWW.MARSHALLAGENCYREALTORS.COM

**PRICE: \$79,900.00**

TERMS: Cash

LOCATION: 125 S. Church Street, Richland Center, WI 53581

POSSESSION: At Closing

TAXES: 2010 - \$1361.12

**DOWNTOWN OFFICE OR RETAIL SPACE  
 WITH TWO BEDROOM APARTMENT**

Start or relocate your business to this completely remodeled building.

1050 square foot main floor includes four rooms: large reception area 15' x 29'; office 10' x 7'6"; 10' x 20' room, large newly tiled 1/2 bath plus file area and storage. Mechanicals - 100 amp electrical service, recent natural gas furnace, central air electric water heater, new drywall. Features - new drywall, new suspended tile ceiling with recessed lighting, 6 panel interior doors, varnished trim, recent floorings, new bath and more.

Upstairs is a newly remodeled and decorated two bedroom, 1 bath apartment. New walls, ceilings, floorings and windows throughout. Attractive oak kitchen cabinets, ceramic tiled bathroom has a molded fiberglass shower unit and area for stackable washer and dryer, private 10' x 20' deck (new rubber roof), metal insulated doors and electric heat.

Electricity is separated, water and sewer is billed together.

THE ABOVE INFORMATION IS CONSIDERED RELIABLE  
 BUT NOT GUARANTEED BY MARSHALL AGENCY REALTORS



AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1050.00	1050.00
GLA2	Second Floor	819.00	819.00
P/P	Deck	231.00	231.00



Building Front



Reception Area

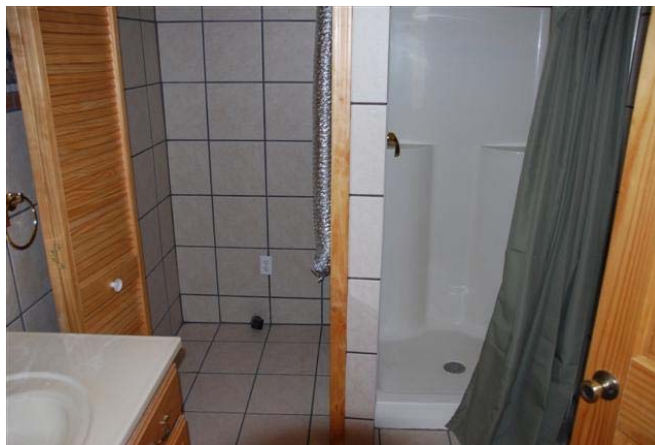


Main Floor Bath

Upstairs Kitchen



Upstairs Bath



Upstairs Rear Deck

