



LEE A. MARSHALL, BROKER GRI
180 W. SEMINARY ST. P.O. BOX 391
RICHLAND CENTER, WI 53581
608-647-6371 FAX 608-647-6372

WWW.MARSHALLAGENCYREALTORS.COM



PRICE: \$195,000.00

Address: 261 E. Court Street
Richland Center, WI 53581

TERMS: Cash

POSSESSION: Subject to Rental (Lease thru 01/301/2022). \$2,500.00/month
Tenant pays utilities. Potential for lease term to be shortened.

TAXES: 2020 - \$3,569.18 (2 tax bills)

ZONING: C-G General Business District

COMMERCIAL PROPERTY

Over 7700 square feet of gross space on the First and Second floors.

First Floor contains 4176 square feet of office space completely remodeled in 2002. 12 rooms (6 offices, break room, reception/waiting area, conference room, storage rooms) plus a mechanical room and Two Handicap Accessible ½ baths. 200 amp electrical service. Recent gas furnace, central air.

Second Floor has limited recent finish but has potential and offers a separate entry/exit.

Lot consists of 2 tax parcels for a total of 9498 square feet and includes a blacktopped parking lot with 14 vehicle spaces. Lot is subject to a 5' alley along the West side.

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

