

Profile 1 of 1

## Summary (51258)



### Gas Station with C-Store & Car Wash 1262 Arthur Dr. Milton, WI 53563

<b>County:</b>	Other
<b>Market:</b>	Other
<b>Sub Market:</b>	Other
<b>Property Near:</b>	Arthur Dr. & SR 26
<b>Land Size (Acres)</b>	1.74 Acres
<b>Available SF:</b>	5,320 SF
<b>Building SF:</b>	5,320 SF
<b>Retail SF:</b>	5,320 SF

#### General Listing/Transaction Information 1

<b>Asking Price:</b>	\$339,000.00 \$63.72 Per SF
<b>Transaction Type:</b>	Sale

#### Building/Space

<b>Construction Status:</b>	Existing
<b>Center Type:</b>	Free Standing
<b>Primary Use:</b>	Retail
<b>Year Built:</b>	2006
<b>Construction Type:</b>	F/S

#### Utilities

#### Parking

#### Loading & Doors

#### Site

<b>Land SF:</b>	75,925 SF
<b>Parcel Number:</b>	V-23-143A.60A

#### Contacts

<b>Listing Broker(s)</b>	Mike Hanna Lee & Associates - Temecula Valley 951.445.4503 mhanna@lee-associates.com Michael Strode, CCIM, SIOR Lee & Associates - Temecula Valley 951.445.4508 mstrode@lee-associates.com
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#### Comments

**Property Comments:** This attractive, Convenience with Fuel Sales and Carwash with real estate included is located in Milton WI., just seven miles north of Jamesville WI. Store has a great reputation for quality customer service and products for many years. Store (+/- 1,920 SF.), car wash (+/- 1,200 SF) and Co - Brand area (+/- 2,200 SF) has 4 - MPD's (installed in 1995), 1 - 12,000, 1 - 8,000 gallon fiberglass USTS (installed in 1995). Site is PCI and Comm 10-2013 compliant.

**Listing Comments:** Convenience Store w/ Fuel Sales. Wisconsin (Rock County). 1.5 Acre Excess Com'l Land Included.