

WAUSAU INVESTMENT OPPORTUNITY

1914 Stewart Avenue

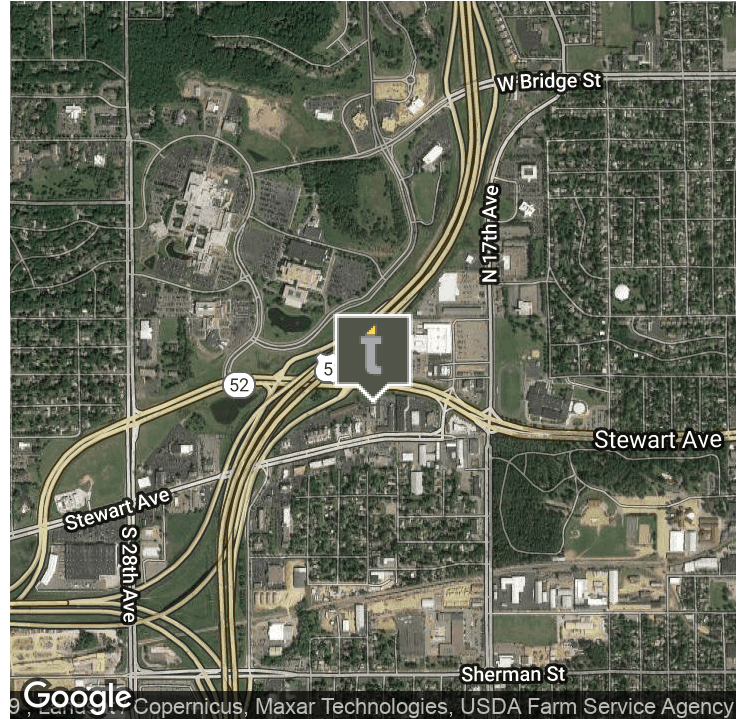


FOR MORE INFORMATION CONTACT:

BRIAN ZELLER
C: 612.325.3038
bzeller@ccim.net

DAVID ROBSON
C: 651.248.0390
drobson@bantara.net

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,466,667
NOI:	\$110,000
Cap Rate:	7.5%
Lot Size:	0.95 Acres
Year Built:	2004
Building Size:	4,750 SF
Zoning:	1B

PROPERTY OVERVIEW

Great investment opportunity! Conveniently located at the intersections of Highways 29 and 51 this site has great visibility and high day and evening traffic counts.

PROPERTY HIGHLIGHTS

- Fully Tenanted
- Great Investment Opportunity
- NOI \$110,000
- 7.5 Cap Rate
- High Day and Evening Traffic Counts
- Great Visibility

BRIAN ZELLER **DAVID ROBSON**
 C: 612.325.3038 C: 651.248.0390
 bzeller@ccim.net drobson@bantara.net



No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice and to any special listing conditions imposed by the property owner(s). We make no representations to the as to the condition of the property in question.

Additional Photos



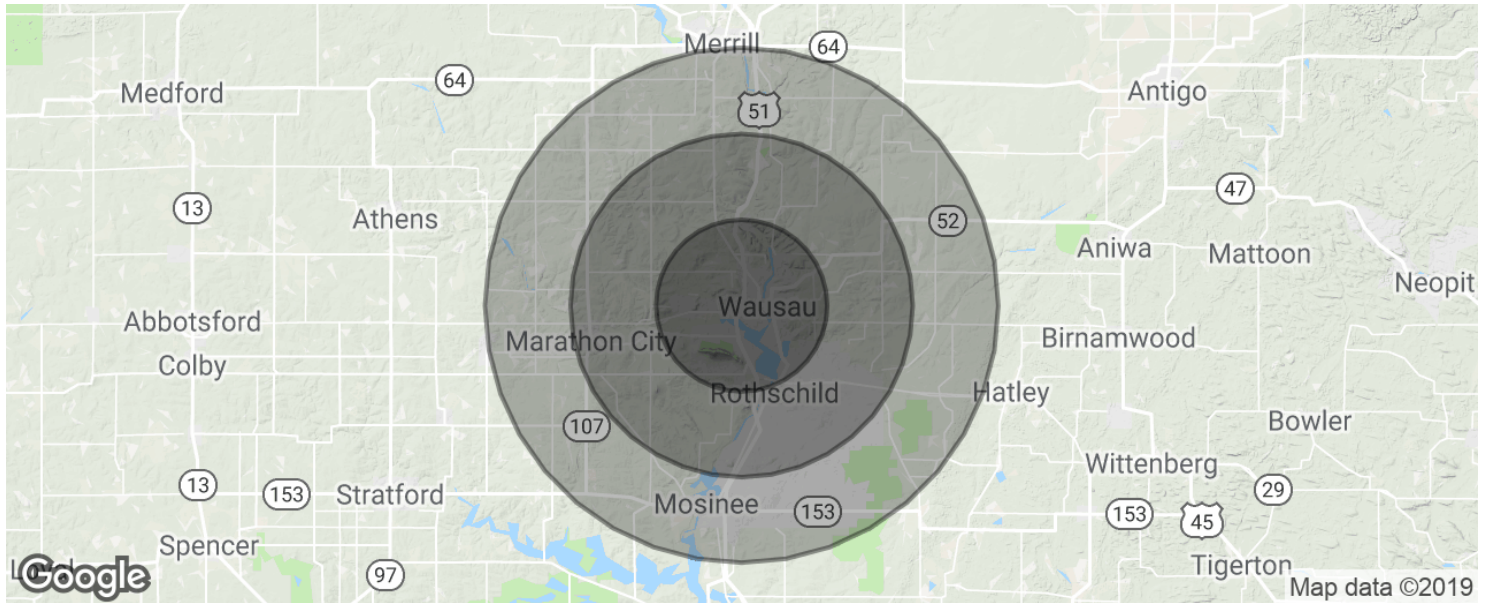
BRIAN ZELLER
C: 612.325.3038
bzeller@ccim.net

DAVID ROBSON
C: 651.248.0390
drobson@bantara.net

telus PROPERTY
SERVICES +
SOLUTIONS

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice and to any special listing conditions imposed by the property owner(s). We make no representations to the as to the condition of the property in question.

Demographics Map & Report



POPULATION	5 MILES	10 MILES	15 MILES
Total population	57,378	107,288	136,744
Median age	38.0	38.4	38.6
Median age (Male)	36.1	36.7	37.0
Median age (Female)	39.8	39.9	39.7
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	23,950	43,979	55,753
# of persons per HH	2.4	2.4	2.5
Average HH income	\$55,386	\$61,835	\$63,193
Average house value	\$148,508	\$163,835	\$168,039

* Demographic data derived from 2010 US Census

BRIAN ZELLER **DAVID ROBSON**
 C: 612.325.3038 C: 651.248.0390
 bzeller@ccim.net drobson@bantara.net



No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice and to any special listing conditions imposed by the property owner(s). We make no representations to the as to the condition of the property in question.

Retailer Map



BRIAN ZELLER
C: 612.325.3038
bzeller@ccim.net

DAVID ROBSON
C: 651.248.0390
drobson@bantara.net

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice and to any special listing conditions imposed by the property owner(s). We make no representations to the as to the condition of the property in question.

