



MLS #: 1680973 **Active** **Business/Comm** **LP:** \$975,000
38037 INDUSTRIAL BLVD # **City** Prairie Du Chien **C10**
County: Crawford **Zip:** 53821-00... **State:** WI
Trade Name: **Units in Bldg:** 1

RE For Sale: Yes **Ann Rent/SqFt:** \$
Bus for Sale: No **Bldg Gross SqFt:** 54,236 *Appraiser*
Lease Only: No **Net Leasable SqFt:** 54,236
of Stories: 1 **Ceiling Hgt Min:** 8 **Max:** 30
Approx Bldg Dim: 158X358 **# Loading Docks:** 5
Estimated Age: 19 **Parking Fees/Mo:** \$ 0
Street Frontage: 404 **Onsite Parking:** 18

Directions: Hwy. 18/35 to Industrial Blvd.

[Click M for Map: M](#)
Documents (if any):

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	n	n	No	\$ 0	\$ 0.00	\$ 0	54,236
2				\$	\$	\$	
3				\$	\$	\$	

Legal: LOT 2 OF CSM #1184 AS FILED IN VOL 10/CS **Gross Op Inc:** \$ 0 **Vacancy:** %
Parcel #: 27123960240 **Gross Sales:** \$ **Inventory:** \$
Zoning: comm **Gr Rental Inc:** \$ **PerPropTax:** \$ /
Lot Size: 5.68 **Ann Opr E...:** \$ 0 **Net Taxes:** \$ 21,729 / 2012
Net Op Inc: \$ 0 **Year:** 0

Type	Office, Manufacturing, Warehouse	Building Parking	11-20 spaces, Onsite, Paved
Location	Industrial park	Seating Capacity	N/A
Present Use	Office, Warehouse	Licenses	None
Building	Steel frame	Sale Includes	Some furniture
Framing		Documents on File	Certified survey map, Property Condition Report
Exterior	Block, Concrete	Lease Type	None
Roofing	Metal	Tenant Pays	N/A
Heating/Cooling	Forced air, Other	Terms/Option	Cash
Fuel	Natural gas	Exchange	Cash
Water/Waste	Municipal water, Municipal sewer	Miscellaneous	N/A
Features	Loading dock(s), Overhead doors, Truck dr(s) hgr than 15ft, Private Restrooms, 3 phase electric, Reception area, Signage available, Internal sprinkler, Inside storage	Occupancy	At closing

Huge warehouse/manufacturing facility available! Located on a 5.68 acre site in Prairie du Chien, WI. Well maintained 54,000 sf building includes 5,500 sf of office space with 7 private offices, conference room, break room, utility room & 3 restrooms. 48,000 sf warehouse/manf. area has office space, storage area, utility rooms, drive-thru area with 5 loading docks & 2 restrooms. Many possibilities! Call for your showing appointment.

Listing Agent: [Gary Welter](#)
gwelter@welterre.com
 (608) 326-2437
Listing Office: [Century 21 Welter Realty](#)

Sold Price:
Pts Pd/SrCr:
Closing Date:

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity Listing. Copyright 2013 SCWMLS



Rebecca Hackett
Century 21 Welter Realty
(608) 412-0336
beckyinpdc@yahoo.com



CRAWFORD COUNTY PROPERTY

Owner Name	DISTRIBUTING TRAUSSCH DISTRIBUTING	Parcel ID	27123960240
CoOwner	COMPANY INC	Prop Address	38037 INDUSTRIAL BLVD
Owner Address	38037 INDUSTRIAL BLVD	CTV Municipality	C PRAIRIE DU CHIEN
Owner City	PRAIRIE DU CHIEN WI 53821 0000	Postal City	PRAIRIE DU CHIEN WI 53821
School District	PRAIRIE DU CHIEN	Data Received	10/1/2012

ACRES

Total Acres	5.68
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Property Class**Acres Per Class**

COMMERCIAL	5.68
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LEGAL DESCRIPTION

Section	00	Town	00
Range	00		
Legal Desc	LOT 2 OF CSM #1184 AS FILED IN VOL 10 /CSM/60 AS DOCUMENT #298354 BEING A PRT OF LOT 2 OF CSM #1096 LOCATED IN PRT OF LOT 1 OF CSM #486 FARM		

ASSESSMENTS

Assessment Year	2012	Prev Land Assessment	\$67,600.00
Land Assessment	\$67,600.00	Prev Impr Assessment	\$675,900.00
Improvements	\$675,900.00	Prev Tot Assessment	\$743,500.00
Tot Assessment	\$743,500.00	Assessment Increase	0 %
Land Percentage	9.09213 %		

TAXES

Tax Year	2012	NET Taxes	\$21,729.06
Lottery Credit	\$0.00	Special Charges	\$0.00
Woodland Forest	\$0.00	Other Credits	\$70.37

Disclaimer:

Information is provided solely by the taxing municipality for this parcel. SCWMLS

Bird's eye



Bird's eye

