



# Crex Realty, Inc

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Crex Realty, Inc. Jct. 48 & 70

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Visit our Award Winning Web Site at: [www.crexrealty.com](http://www.crexrealty.com)

Business: 715-463-5757 Home: 715-463-5715

#504 121 WEST MADISON Grantsburg, WI  
NOW \$149,900

504-Village of Grantsburg- 121 West Madison- Retail/Commercial Main

Street Store front + Residential Rentals Upstairs

Retail/Commercial Main Street Store front and Residential Rentals- 4 one bedroom apartments upstairs

Opportunity Awaits!!! Do you need space for a business Venture?? 121 West Madison is the place to be!

Main Street Retail Building has 68 feet on street, 107 feet depth on Main Street at Street level.

Large display windows looking out on Main Street give great exposure to your business and product line. The interior is large and open making it easy to arrange and show your inventory. Easy space to adapt to many businesses. Frame and cement block construction. NEW ROOF (not a patch) and underlayment in November 2009 on single level area New shingles on two story level two-three years ago. Retail area has an almost new air conditioner

Upper Level

4 Comfortable Rental Apartments + additional separate storage areas upstairs. Off street parking.

All units have a combination kitchen- living- dining room, one bedroom, and a bath. There is also additional storage for each unit in another area on the upper level. Each unit has a forced LP gas furnace.

Hedlund gas from Siren supplies LP propane. Tenants pay own electric. Electric for each unit is separately metered. 2009 taxes \$3,306.49

Let the rental income help pay for the building!!!!

Heat, Sewer, Water & Garbage are included in rent for the 4 apartments.

Tenants pay own electric and telephone.

Retail area is heated with oil. Burnett Dairy is oil supplier

All for only \$149,900!! Owner is negotiable. May carry financing.

1-2 days notice for showing is appreciated

## Disclosure of Agency to Prospective Buyer

"I understand that this broker and salespeople with this broker are representing the seller's interests and owe duties of loyalty and faithfulness to the seller, but are obligated to treat all parties fairly. I understand that this broker, without breaching his or her loyalty to the client may provide me with information about the attributes of properties and available financing, show properties and assist me in preparing and offer to purchase. This broker also has a duty to respond accurately and honestly to my questions and disclose material facts about properties, submit promptly all offers to purchase, and offer properties without unlawful discrimination."

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