



9758 W Lake Ave

9758 W Lake Ave, Minocqua, WI 54548



Herb Coulthurst

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9758 W Lake Ave

\$569,900

Exceptional commercial opportunity in the heart of Minocqua's business district with outstanding visibility along Hwy 70 West. Located just blocks from Walmart, across from a busy shopping center, and near area hospitals and medical facilities, this well-maintained property offers excellent exposure and accessibility. Formerly home to a long-established dental practice, the building is well-suited for dentists, specialists, medical providers, and other healthcare-related users while also offering the flexibility to accommodate a variety of professional office, financial, legal, therapy, insurance, service, and commercial uses. Originally completed in 1980 and expanded and remodeled in 2003, the property features large windows with pleasant, wooded views, a prominent monument sign, underground sprinkler system, municipal water and sewer, alarm system, and convenient attic storage with easy access via a center walkway. Included in the offering is a separate, buildable lot across the street with additional development, parking, storage, or investment potential. The auxiliary parcel includes a storage shed and dumpster area. The separate buildable parcel provides a rare opportunity for future expansion, additional parking, storage, redevelopment, or potential resale independent of the primary property. Seller may also consider a long-term lease for qualified tenants....

- High Visibility on Major Roadway
- Close proximity to shopping, healthcare centers, prominent business district
- Turn-key for Dental Professionals
- Large windows with pleasant views
- Tree covered lot
- Buildable Auxiliary Lot Available in purchase

For more information visit:

<https://www.loopnet.com/Listing/9758-W-Lake-Ave-Minocqua-WI/41750130/>

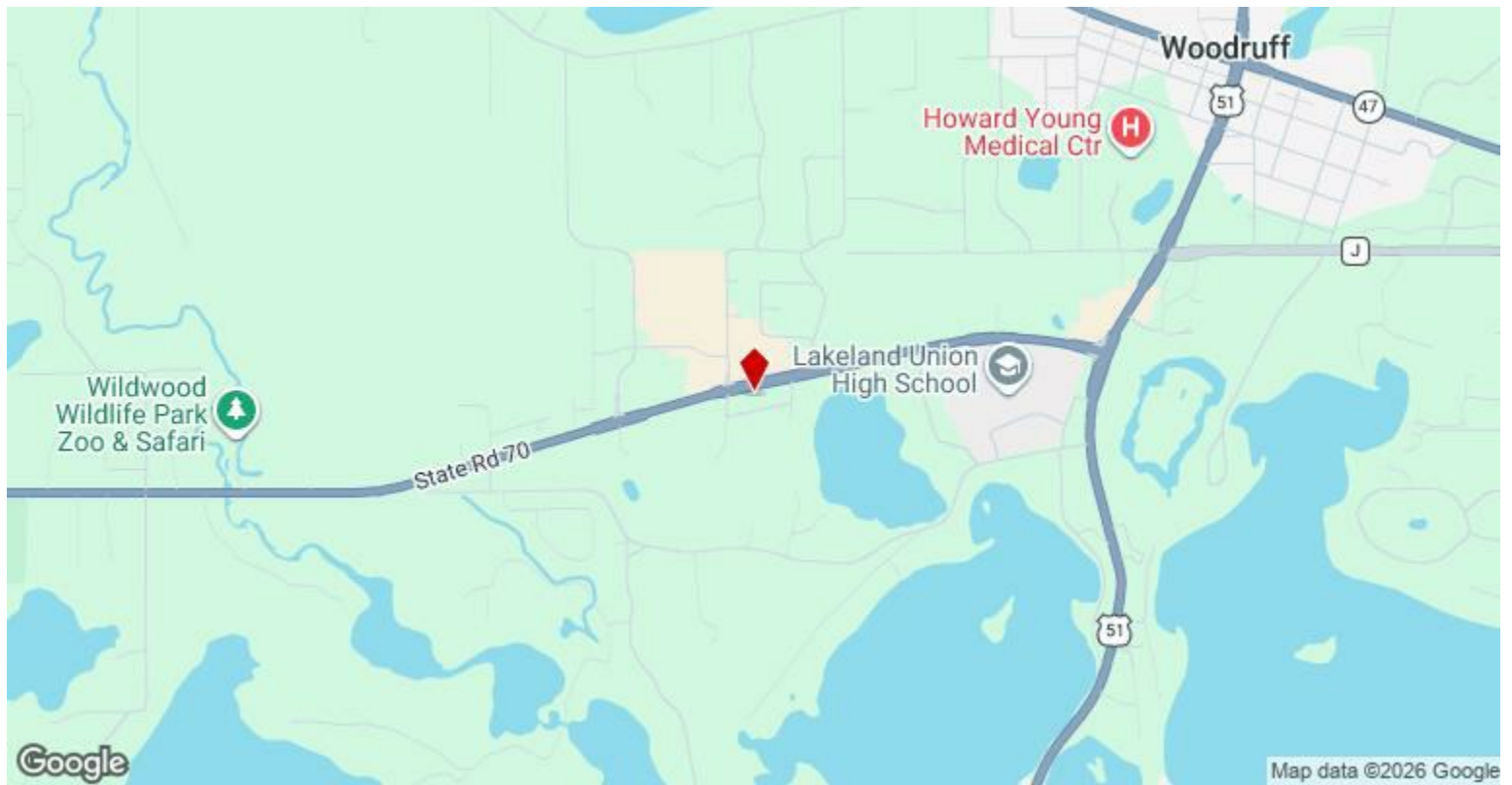
Price:	\$569,900
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Owner User
Lot Size:	0.99 AC
Gross Building Area:	2,047 SF
Rentable Building Area:	2,047 SF
No. Stories:	1
Year Built:	1980
Tenancy:	Single
Zoning Description:	B-2

APN / Parcel ID:

01601-4376-0000, 01601-4381-0000

Walk Score ®:

40 (Fairly friendly)



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