



# For Sale or Lease

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## 911 E Thomas St Wausau, WI 54403

### Freestanding Flex Facility:

- 6,000 SF Mixed-use flex space with functional office and shop layout
- Two drive-in doors support service, storage, or light industrial users
- 0.48-acre site with simple access and on-site parking
- Masonry and metal construction, built 1983
- Located in an established east Wausau corridor with nearby residential and small business presence
- Area seeing ongoing city attention and incremental redevelopment activity
- Suitable for owner-user, contractor, or small-bay flex tenancy

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## Property Highlights

Address: 911 E Thomas St, Wausau, WI 54403

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PID: 291-2907-364-0100

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Building SF: 6,000 SF

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Lot Size: .48 acres

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Year Built: 1983

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Loading: 2 Drive-ins

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Construction: Masonry & Metal

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2025 Taxes: \$6,677

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Lease Rate: \$6.75/SF NNN

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Sale Price: \$475,000

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\* Listing broker has an ownership interest in the property



# Location Overview

## Marathon County



2025  
Population

138,511



2025 Average  
Household Income

\$102,575



2025 Daytime  
Work Population

73,853



Households

58,075



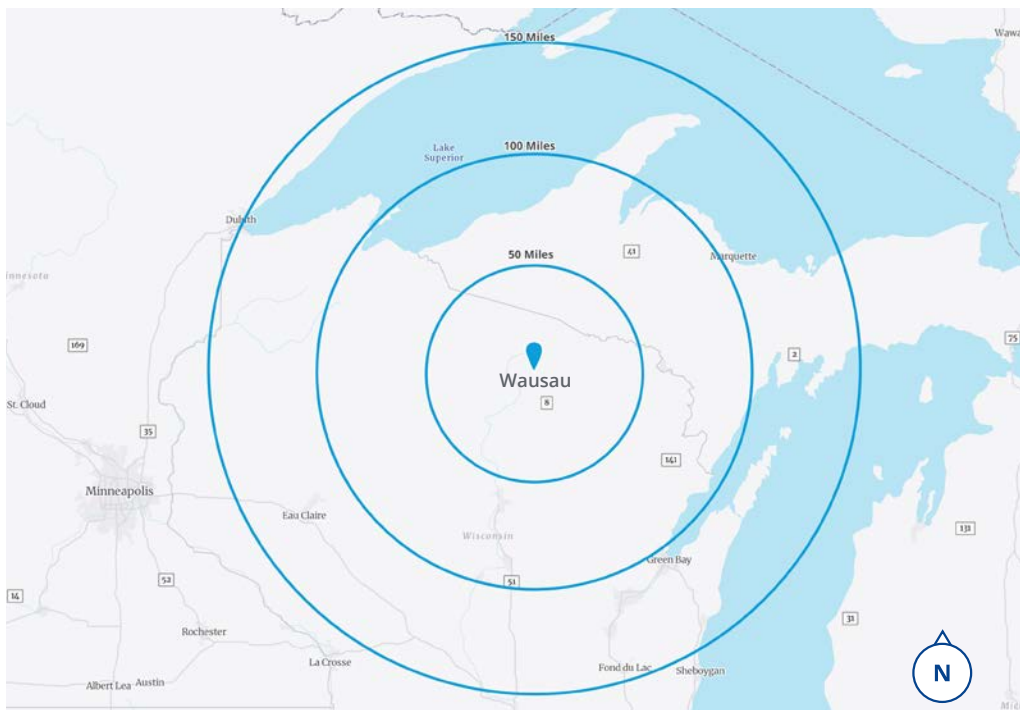
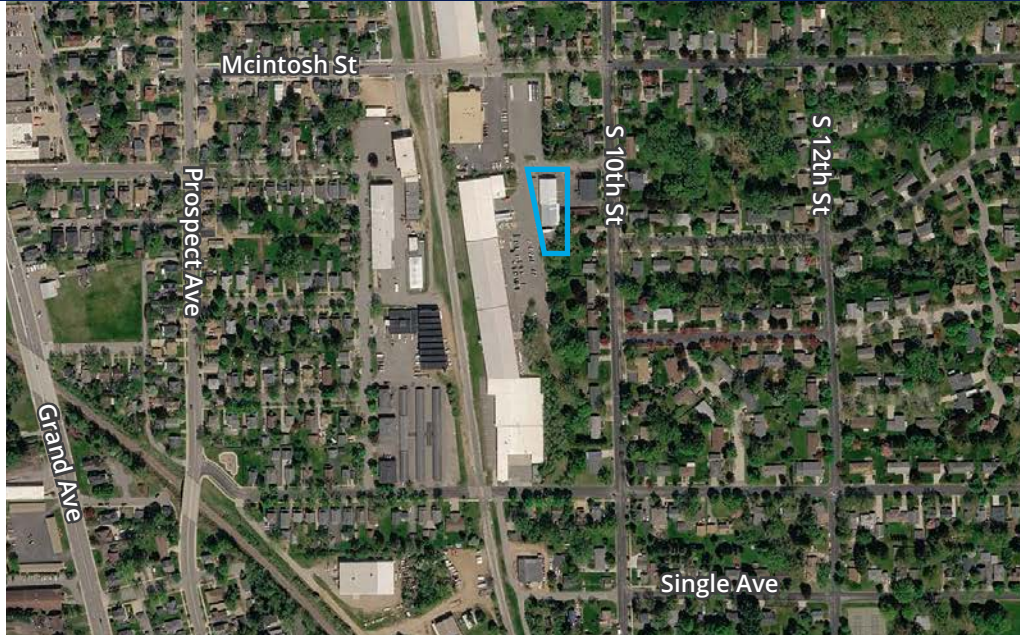
Businesses

5,086

Web Links:

[Wausau, WI](#)

[Marathon County](#)



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