



UPDATES AND FEATURES | 140 HIGH ST | MINERAL POINT, WI |

UPDATES / INFO

- 2024-2026
 - TUCKPOINTING
 - 'GARAGE' OR 'WORKSPACE'
 - WALL WAS CAVING IN SO IT WAS ENGINEERED AND REDONE IN A WAY THAT WAS OVERKILL BUT WOULDN'T EVER MOVE AGAIN
 - BACK APARTMENT
 - CEILING REDONE
 - PAINTING
 - LOTS OF ELECTRICAL UPDATED
 - LOTS OF PLUMBING UPDATED
 - CREATED 3 MORE APARTMENTS
 - GARDEN SUITE
 - GUTTED
 - FIXED WATER ISSUES
 - RELAID SUBFLOOR
 - MADE IT READY FOR A BUILD OUT

THE DECK IS ENCROACHING ON OTHER PROPERTY, HOWEVER, AN AGREEMENT IS DRAFTED STATING THAT ALONG WITH AN EASEMENT TO BE ABLE TO USE DECK AND STAIRWAY

RENTS

- 101A - 2 BED - \$1,100
 - EXPIRES 07/31/2026
 - 101B - 2 BED - \$1,200
 - EXPIRES 08/31/2026
 - 104B - 1BED - \$925
 - EXPIRES 06/30/2026
 - 106A - 1 BED - \$825
 - EXPIRES 12/30/2026
 - 106B - 1 BED - \$775
 - EXPIRES 06/30/2026
 - 106C - 1 BED - \$825
 - EXPIRES 11/30/2026
 - COMMERCIAL SPACE
 - \$500
 - EXPIRES 07/30/2026
- TOTAL - \$6,150**
ANNUAL - \$73,800

ALL TENANTS PAY ELECTRIC -
THERE IS NO GAS

SELLER PAYS WATER, SNOW REMOVAL, COMMERCIAL UTILITIES, INTERNET, MAINTENANCE - ON AVERAGE \$250-\$500
TOTAL ANNUALLY - \$4,419