

STORAGE FACILITY / INVESTMENT OPPORTUNITY

805 Canton Street Prescott, WI 54021



FOR MORE INFORMATION CONTACT:

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Executive Summary



SALE PRICE

\$1,099,000

OFFERING SUMMARY

Available SF:	18,520 SF
North Warehouse	7,200 SF
Middle Warehouse	6,600 SF
Lot Size:	0.93 Acres
South Warehouse	Approx. 3,120 SF
Auto Shop	Approx. 1,600 SF
PID#	271-01082-9700
Zoned	L-1 Light Industrial
2025 Property Taxes	\$9,286.25
Lot Size	.928 Acres

PROPERTY HIGHLIGHTS

This storage facility is located in the heart of Prescott, WI. It is comprised of three different addresses under a single PID#. 710 Hilton Street / 744 Hilton Street / 805 Canton Street.

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North Warehouse

- 120' X 60' = 7200 sq. ft.
- Drive in door
- Loading dock accessible
- Unheated No A/C

Middle Warehouse

- Two separate spaces 55' X 60' = 6600 sq. ft.
- Service door
- Overhead door 12' X 14'
- New siding 2025
- Unheated No A/C

South Warehouse

- 52' X 60' = 3120 sq. ft.
- Service door
- Overhead door 12' X 14'
- New siding 2025
- Unheated No A/C

Auto Shop

- 40' X 40' = 1600 sq. ft.
- Large drive in door
- Heated / No A/C

General:

Each space separately metered. 200 AMP service throughout. Majority of electrical upgraded in the past two years.

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Additional Photos

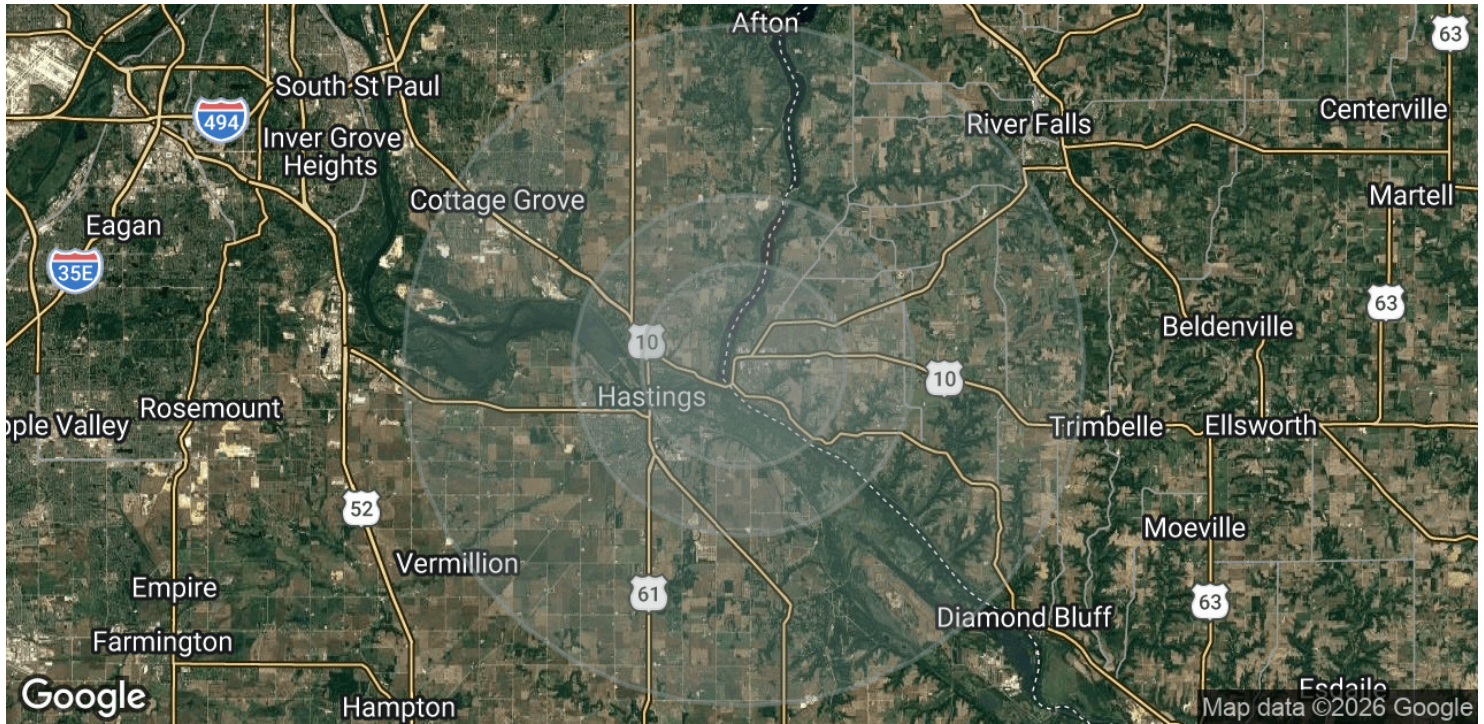


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Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	7,163	26,627	82,629
Average Age	41.7	41.3	40.4
Average Age (Male)	40.0	40.2	39.5
Average Age (Female)	42.5	42.3	41.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,904	10,699	30,551
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$112,069	\$111,367	\$130,280
Average House Value	\$332,412	\$333,423	\$385,244

2023 American Community Survey (ACS)

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