

FOR SALE

22946 100TH AVENUE
CADOTT, WISCONSIN 54727



PROPERTY HIGHLIGHTS

- 8,540 sf of warehousing across three buildings
- Five acres
- 2,549 sf, 4/3 home
- Outside Storage
- 311,000 pop. in 60-minute drive time.
- Meticulously maintained



CONTACT US NOW

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\$874,900

PROPERTY DETAILS

Situated on 5 quiet acres, this property is truly a rare find. Run your business out of the three warehouse spaces totaling 8,540 sf; and live in the adjacent 2,500+ sf, 4/3 home!

The main warehouse 60' x 64' for a full 3,840 sf of space. It is fully climatized with heat (Reznor High Efficiency 60,000 btu) and AC (twin mini split units), along with ceiling mounted air circulation fans; all encased in R60 insulated ceilings and R38 insulated walls. It has twin, drive thru 14'x14' warehouse doors with electric openers, and adjacent service entry doors as well. All concrete and floors are designed to handle semi loads (minimum 5" with #4 rebar). Ceilings are 16; height allowing for ample racking opportunities. Dimmable Econo lighting illuminates the space for ease of working designed around a manufacturing-detail spec of nominal 120 foot candles. Electrical units are along all walls, along with a pressure washer, and air compressor already piped to serve half the space with compressed air. There is a single bathroom with a water heater and an exterior holding tank. (cont'd)

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PROPERTY DETAILS

The Second non-climatized warehouse is 60'x65' for a total of 3,900 sf. It features concrete flooring; electric (100 amp sub panel) and lighting; a service entry door; a 10'x8' garage door and a 16'x14' warehouse door, both with electric openers; 14' eave height on the western side ($\frac{3}{4}$ of the space) and 8' on the eastern side ($\frac{1}{4}$ of the space).

The third non-climatized warehouse is 20'x40' for 800 sf total. It has a single 12'x8' garage door with an electric opener, concrete floors and electric.

All buildings are metal siding & roofs. The exterior features a gravel drive, with concrete aprons at all entries into each warehouse. With five acres there is plenty of extra space for outdoor storage or additional home needs.

The home is a meticulously maintained 4-bedroom, 3-bath home features an inviting open-concept main floor with three bedrooms, a comfortable living room, and a layout designed for easy everyday living and entertaining. The attached 3-car garage provides plenty of room for vehicles and everyday convenience. The spacious lookout basement offers a large family room, a fourth bedroom, and two separate storage areas, providing plenty of room for gatherings and extra space.

Whether you're looking for a private country residence, a turnkey business location, or both, this one-of-a-kind property delivers space, versatility, and exceptional care throughout. Exceptional country property offering the perfect combination of comfortable living and outstanding commercial space.

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Main Warehouse



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Main Warehouse



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3,900 sf Non-Climatized Warehouse



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3,900 sf Non-Climatized Warehouse



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800 sf Non-Climatized Warehouse



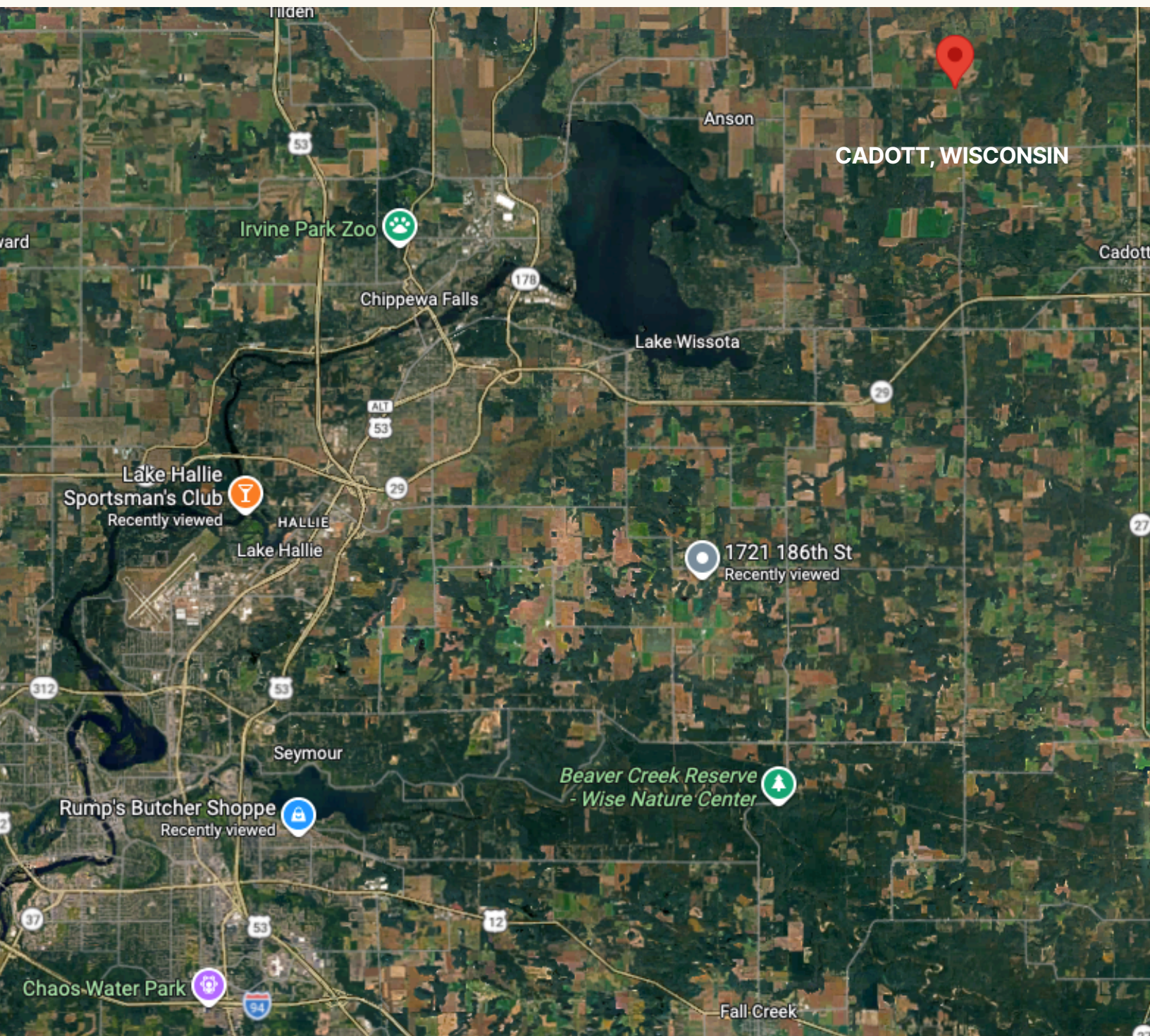
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LOCATION DETAILS

This five-acre estate is located in Cadott, Wisconsin, situated along US Highway 29, about 12 miles east of Chippewa Falls and 20 miles east of Eau Claire, facilitating easy transportation for goods and services. Cadott provides access to a broader customer base while maintaining a small-town feel.

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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
 - 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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